

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**VANDERLINDE ELECTRIC
80-100 CHARLOTTE STREET
ROCHESTER, NEW YORK**

Prepared for: City of Rochester
30 Church Street
Rochester, New York 14614

Prepared by: Day Environmental, Inc.
40 Commercial Street
Rochester, New York 14614-1008

Date: May 23, 2002

Project No.: 2936E-02

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PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

CLIENT

PREPARED FOR: City of Rochester
30 Church Street
Rochester, New York

CLIENT CONTACT: Mr. Mark Gregor
(585) 428-5978

THIS REPORT HAS BEEN PREPARED FOR EXCLUSIVE USE BY THE CITY OF ROCHESTER, FOR USE ON ITS BEHALF. THE FINDINGS AND RECOMMENDATIONS HEREIN MAY BE RELIED UPON ONLY BY THE CITY OF ROCHESTER. USE OF OR RELIANCE UPON THIS REPORT, ITS FINDINGS AND RECOMMENDATIONS, BY ANY OTHER PERSONS OR FIRM IS PROHIBITED WITHOUT THE PRIOR WRITTEN PERMISSION OF DAY ENVIRONMENTAL, INC.

PROPERTY INFORMATION

ADDRESS: 80-100 Charlotte Street

MUNICIPALITY: City of Rochester

COUNTY/STATE: Monroe County, New York

TAX ACCOUNT #: 106.81-2-047.001

PARCEL SIZE: Approximately 0.78 acres

IMPROVEMENTS: An approximate 18,988-square foot, one and two-story steel/masonry building
Date of construction: Approximately 1962

CURRENT USE: Electric motor repair, vacant office and warehouse

CURRENT OWNER: Charlotte Associates

PAST USE: Electrical contractor and electric motor repair, residential

SITE CONTACT: Mr. Derek Vanderlinde / Mr. Robert Moore
(585) 256-9815 / (585) 546-4170

**SITE LOCATION MAP/
SITE SKETCH:** Appendix A

PHOTOGRAPHS: Appendix B

SUMMARY OF RECOGNIZED ENVIRONMENTAL CONDITIONS

**RECOGNIZED ENVIRONMENTAL
CONDITIONS:** (X) Recognized Environmental Condition(s) Identified
() Recognized Environmental Condition(s) Not Identified

**FURTHER
WORK:** (X) Further Work Recommended
() Further Work Not Recommended

ASSESSMENT SUMMARY

ENVIRONMENTAL STATUS OF PROPERTY:

Day Environmental, Inc. (DAY) performed this Phase I Environmental Site Assessment (Phase I ESA) of 80-100 Charlotte Street, Rochester, New York in general conformance with the scope and limitations of ASTM Practice E 1527-00. Any additional services provided as part of this Phase I ESA are described in Section 5.0 of this report. Any exceptions to, or deletions from, this practice are described in Section 8.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the assessed property, except for the following:

1. **Adjoining NYSDEC Active Spills / Historic Use of Assessed Property:** Active NYSDEC spill files were identified for the adjoining property west of the assessed property, as well as two other nearby properties (refer to Section 2.3.11; Spill #s 0070043, 0070044, and 0170101). Since these spills appear to be located upgradient of the assessed property, it is possible that the assessed property has been impacted by these spills.

Review of historical information indicates that prior to redevelopment of the assessed property with the current building, the assessed property was developed with several apparent residential structures (refer to Sections 1.1, 1.3, 1.4, and 1.5). Information was not obtained regarding the demolition of these structures, the disposal of the debris, or the backfilling of the basements. It is possible that fill material (i.e., demolition debris, off-site fill/waste, etc.) was used to fill in the basements of the structures formerly located on the assessed property.

A gasoline UST was reportedly removed from the parking lot west of the assessed building in 1988 (refer to Sections 2.2, 2.3.14, 4.1, 4.2, 6.1, and 6.2). The gasoline dispenser for this UST was reportedly located inside the truck bay of the assessed building (refer to Section 4.1). A notation on City of Rochester Fire Department records indicated that "soil was clean" (refer to Section 6.2), however, sampling and analytical laboratory testing of soils in the tank pit excavation or at the reported dispenser location were reportedly not performed at the time of the UST removal. (Note, this tank was removed prior to the development of the NYSDEC guidance document for removing tanks, which describes the sampling and analytical testing that should be performed.) A permit was issued on 7/20/88 to 'replace 4" fill pipe to tank'; however, the permit does not describe the reason for this work. This permit was issued only three months prior to the removal of the tank from the assessed property.

One floor drain was observed in the motor repair shop, and two floor drains were observed in the truck bay area of the assessed building at the time of the site visit (refer to Sections 3.4.2 and 6.2). The floor drain in the motor repair shop was in poor condition, and one of the floor drains in the truck bay area contained liquid with an apparent petroleum-like sheen.

Staining was observed on the concrete floor near the solvent-based parts washer in the motor repair area and on the warehouse floor (refer to Section 3.3). Solvents and/or hazardous materials have historically been used and/or stored in these areas. Also, transformers and other electrical equipment may have been stored in the assessed building in the past (refer to Sections 3.4.1 and 4.2).

ASSESSMENT SUMMARY (Cont.)

Recommendations: It is recommended that subsurface studies be performed on the assessed property in order to evaluate whether the above recognized environmental conditions have resulted in an environmental impact on the assessed property.

2. **Drums and Containers:** At the time of the site visit, numerous 55-gallon drums, 5-gallon buckets, and other containers were observed stored in the warehouse, motor repair shop, and truck bay area. Labels on some of the containers (i.e., waste solvent, etc.) suggest that some of these materials could be considered hazardous waste (refer to Section 3.6.2).

Recommendations: It is recommended that these drums and containers be removed from the assessed property and disposed of in accordance with applicable regulations.

2. **Suspect Asbestos Containing Material (SACM):** At the time of the site visit, damaged acoustical ceiling tiles were observed in the stairwell located in the northeast portion of the assessed building. In addition, SACM in undamaged condition was observed at several other locations within the assessed building (refer to Section 5.1). If the assessed property is acquired by the City of Rochester, it was reported that this building will be demolished (refer to Section 7.1).

Recommendations: Since it was reported that the assessed building is going to be demolished, it is recommended that a pre-demolition asbestos survey be performed. If the analysis indicates the presence of ACM within the assessed building, the ACM should be removed in accordance with applicable regulations prior to building demolition.

4. **Lead Based Paint (LBP):** The age of the assessed building suggests that it could contain lead-based paint (LBP) (refer to Section 5.3). At the time of the site visit, peeling/flaking paint was observed on the walls within the stairwell in the northeast portion of the assessed building and on the south exterior side of the building. If the assessed property is acquired by the City of Rochester, it was reported that this building will be demolished (refer to Section 7.1).

Recommendations: Since it was reported that the assessed building is going to be demolished, it is recommended that applicable regulations regarding LBP be followed in order to protect human health and the environment during the demolition of the building (i.e., worker health and safety, proper disposal of wastes, etc.).

Notes:

1. Two ovens with exhaust stacks were observed in the motor repair shop area. The owner of the assessed property indicated that the facility does not have NYSDEC air emissions permits (refer to Sections 3.6.7 and 4.1). These air emission sources may need to be permitted or registered with the NYSDEC; however, the determination of compliance with environmental regulations is not included as part of a standard Phase I ESA. Thus, the presence of these air emission sources on the assessed property is only being identified for informational purposes, without providing any conclusions or recommendations.

ASSESSMENT SUMMARY (Cont.)

2. A review of the 1950 Sanborn map indicates that a "varnishing" operation existed at the adjoining property east of the assessed property (refer to Section 1.2). The environmental impact of this historical land use on the adjoining property is not known; however, specific information has not been obtained as part of this assessment that directly indicates that this historical land use has resulted in recognized environmental conditions on the assessed property. Therefore, this former land use is not being identified as a recognized environmental condition to the assessed property at this time.

1.0 HISTORICAL DATA

- 1.1 AERIAL PHOTOGRAPHS:** Monroe County Environmental Management Council
Photograph Dates: 1930, 1951, 1961, 1970, 1976, 1988,
1993, 1996, and 1999
See Footnote (1.1)
- 1.2 TOPOGRAPHIC MAP:** Rochester East Quadrangle (map date 1995)
Attached in Appendix A
- 1.3 SANBORN MAPS:** Map Dates: 1892, 1912, 1938, 1950, and 1971
See Footnote (1.3)
- 1.4 HISTORICAL MAPS:** Plat Book of the City of Rochester
G.M. Hopkins Co.
Map Dates: 1875, 1888, 1900, 1918, 1926, and 1935
See Footnote (1.4)
- 1.5 DIRECTORIES:** City of Rochester Directories
Directory Dates: 1926, 1931, 1936, 1941, 1946, 1951,
1956, 1961, 1962, 1966, 1971, 1976, 1981, 1986, 1992,
1997, and 2001
See Footnote (1.5)
- 1.6 SITE PLAN:** Barrows, Parks, Moria, Hall, & Brennan, Architects
Map Date: 3/8/62 (Revised)
Attached in Appendix A
See Footnote (1.6)
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PERTINENT INFORMATION, REFERENCED TO ITS SOURCE, IS SUMMARIZED BELOW:

- (1.1) In the 1930 and 1951 aerial photographs, the assessed property appears to be developed with several residential buildings (i.e., not the current assessed building). The area surrounding the assessed property appears to be developed with residential and/or commercial buildings. In the 1961 aerial photograph, the assessed property and surrounding area appear similar to the way they appeared in the earlier photographs, except that an apparent automobile parking/storage lot is visible on the western portion of the assessed property (i.e., the apparent houses observed on the western portion of the assessed property in earlier photographs are not present). Pitkin Street and the Inner Loop observed east of the assessed property at the time of the site visit are not visible on the 1930 through 1961 photographs.

In the 1970 through 1999 aerial photographs, the assessed property appears to be developed with the existing assessed building and parking lot. Pitkin Street and the Inner Loop are visible east of the assessed property. The area north and south of the assessed property appears to be developed with residential and commercial buildings. The area adjacent to the west of the assessed property appears to be undeveloped with commercial and/or residential properties beyond.

Copies of the aerial photographs reviewed are included in Appendix C.

1.0 HISTORICAL DATA (Cont.)

- (1.2) In the 1892 through 1950 Sanborn maps, the assessed property appears to have been developed with several residential structures and garages. The areas north, south, east, and west of the assessed property also appear to be developed with residential structures. On the 1938 map, one structure labeled as a store is identified. On the 1950 map, a restaurant and an electrical supply company are identified east of the assessed property. [Note: the structure identified as an electrical supply company on the 1950 map does not appear to be the same as the existing assessed building (i.e., different configuration, location, etc.). This Sanborn map depicts a "varnishing" operation at this adjoining facility. According to the owner of the assessed property, the original Vanderlinde Electric building was located east of the assessed property in the area now occupied by the Inner Loop (refer to Section 4.1). After the Inner Loop was constructed and the assessed property was redeveloped into its current configuration in approximately 1962, it appears that the assessed property was re-addressed as 100 Charlotte Street.] The inner loop and Pitkin Street (i.e., currently located east of the assessed property) are not present on the 1892 through 1950 Sanborn maps. Petroleum storage tanks are not identified on the assessed property on the 1892 through 1950 Sanborn maps.

On the 1971 Sanborn map, the assessed property appears to be developed with the existing assessed building. Areas within the assessed building are identified as offices, electrical supplies warehouse, and electrical repair shop. The area to the north of the assessed building is identified as "parking". Petroleum storage tanks are not identified on the assessed property on the 1971 Sanborn map. The area west of the assessed property is identified as an auto storage yard, the area to the north is identified as commercial property, the area to the south across Charlotte Street is identified as a manufacturer of pipe cleaners, and the area to the east is bordered by the inner loop and Pitkin Street.

Copies of the Sanborn maps reviewed are included in Appendix C.

- (1.4) In the 1875 through 1935 Hopkins maps, the assessed property appears to be developed with several residential structures. The areas north, east, west, and south of the assessed property also appear to be developed with residential structures.
- (1.5) In the 1926 through 1936 directories, the assessed property appears to be addressed as 24 through 48 Charlotte Street and is reportedly occupied by apparent residences at 24 through 48 Charlotte Street. Vanderlinde Electric is identified at 52 Charlotte Street in these directories (i.e., not on the assessed property). Starting in 1941, the assessed property appears to be addressed as 60 through 90 Charlotte Street and is reportedly occupied by apparent residences. Vanderlinde Electric is identified at 100 Charlotte Street. [Note: According to the owner of the assessed property, the original Vanderlinde Electric building was located east of the assessed property in the area now occupied by the Inner Loop (refer to Section 4.1). After the Inner Loop was constructed and the assessed property was redeveloped into its current configuration in approximately 1962, it appears that the assessed property was re-addressed as 100 Charlotte Street.] In the 1962 through 2001 directories, Vanderlinde Electric is identified at 100 Charlotte Street and is the only listed occupant of the assessed property.

1.0 HISTORICAL DATA (Cont.)

- (1.6) The site plan depicts the layout of the assessed building, property lines, and streets. Although not stated, the site plan also appears to identify the location of residential buildings previously located on the assessed property (i.e., depicted with dotted lines on the site plan). [Note: Information was not available regarding the demolition of these structures.]

2.0 PUBLIC INFORMATION/AGENCIES

- 2.1 NYSDEC FOIL:** Refer to a copy of the FOIL request included in Appendix D
Date of FOIL Request: 4/30/02
See Footnote (2.1)
- 2.2 CITY OF ROCHESTER:** Building and Fire Departments
Date of FOIL Request: 4/29/02
See Footnote (2.2)
- Building Information Records
(Provided by the City of Rochester Department of Environmental Services)
Date of Records Review: 5/2/02
See Footnote (2.2)
- Assessor's Office
(585) 428-7221
Date of Contact: 4/29/02
See Footnote (2.2)
- 2.3 RECORDS REVIEW:**
- 2.3.1 NPL:** Records Date: 1/14/02
Date of Last Agency Contact for Records Update: 1/15/02
- Assessed Property:** Not Listed.
1-Mile Radius: None Listed.
- 2.3.2 CERCLIS:** Records Date: 1/14/02
Date of Last Agency Contact for Records Update: 1/15/02
- Assessed Property:** Not Listed.
0.5-Mile Radius: None Listed.
- 2.3.3 CERCLIS NFRAP:** Records Date: 12/19/01
Date of Last Agency Contact for Records Update: 1/17/02
- Assessed Property:** Not Listed.
Adjoining Properties: None Listed.
- 2.3.4 RCRA TSD:** Records Date: 11/29/01
Date of Last Agency Contact for Records Update: 1/16/02
- Assessed Property:** Not Listed.
0.5-Mile Radius: None Listed.

2.0 PUBLIC INFORMATION/AGENCIES (Cont.)

2.3.5 RCRA GENERATORS (ACTIVE):	Records Date:	12/10/01
	Date of Last Agency Contact	
	for Records Update:	12/11/01

Assessed Property:	Not Listed.
Adjoining Properties:	None Listed.

RCRA GENERATORS (INACTIVE):	Records Date:	2/5/02
	Date of Last Agency Contact	
	for Records Update:	2/13/02

Assessed Property:	Listed. See Footnote (2.3.5)
Adjoining Properties:	None Listed.

2.3.6 CORRACTS:	Records Date:	7/17/01
	Date of Last Agency Contact	
	for Records Update:	1/25/02

Assessed Property:	Not Listed.
1.0-Mile Radius:	None Listed.

2.3.7 ERNS:	Records Date:	1/6/02
	Date of Last Agency Contact	
	for Records Update:	1/16/02

Assessed Property:	Not Listed.
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2.3.8 NYSDEC IHWDS:	Records Date:	7/31/01
	Date of Last Agency Contact	
	for Records Update:	1/18/02

Assessed Property:	Not Listed.
1-Mile Radius:	Listed. See Footnote (2.3.8)

2.3.9 NYSDEC HSWDS:	Records Date:	2/15/02
	Date of Last Agency Contact	
	for Records Update:	2/22/02

Assessed Property:	Not Listed.
0.5-Mile Radius:	None Listed.

2.3.10 NYSDEC SWF:	Records Date:	12/31/00
	Date of Last Agency Contact	
	for Records Update:	1/17/02

Assessed Property:	Not Listed.
0.5-Mile Radius:	Listed. See Footnote (2.3.10)

2.0 PUBLIC INFORMATION/AGENCIES (Cont.)

2.3.11 NYSDEC SPILLS/LST: Records Date: 3/31/02
Date of Last Agency Contact
for Records Update: 4/8/02

Assessed Property: Not Listed.
0.5-Mile Radius: Listed. See Footnote (2.3.11)

2.3.12 NYSDEC MOSF: Records Date: 12/31/01
Date of Last Agency Contact
for Records Update: 1/28/02

Assessed Property: Not Listed.
Adjoining Properties: None Listed.

2.3.13 NYSDEC CBS: Records Date: 12/31/01
Date of Last Agency Contact
for Records Update: 1/28/02

Assessed Property: Not Listed.
Adjoining Properties: None Listed.

2.3.14 NYSDEC PBS: Records Date: 12/31/01
Date of Last Agency Contact
for Records Update: 1/28/02

Assessed Property: Listed. See Footnote (2.3.14)
Adjoining Properties: None Listed.

2.3.15 LOCAL WASTE SITES: Records Date: 5/1/02

Assessed Property: Not Listed.
0.5-Mile Radius: None Listed.

PERTINENT INFORMATION, REFERENCED TO ITS SOURCE, IS SUMMARIZED BELOW.

- (2.1) As of the date of this report, no response to the New York State Department of Environmental Conservation (NYSDEC) Freedom of Information Law (FOIL) request has been received. If the FOIL response indicates the existence of files concerning the requested property, client authorization will be requested to review these files at NYSDEC offices. The results of this review would be provided as a supplement to this report. A copy of the FOIL request is included in Appendix D.
- (2.2) A FOIL request was submitted to the City of Rochester Building and Fire Departments for information regarding the assessed property. As of the date of this report, a response to this request has not been received. If pertinent information is obtained, it will be forwarded as a supplement to this report. A copy of the FOIL request is

2.0 PUBLIC INFORMATION/AGENCIES (Cont.)

included in Appendix D. Note, copies of records obtained from the City of Rochester Fire Department as part of a Phase I ESA performed on the assessed property by Passero Associates are included in Appendix G / Exhibit F.

Review of information from the Building Information System (BIS) records provided by the City of Rochester Department of Environmental Services indicates that the following permits were identified for the assessed property:

- Permit #0178838 was issued on 6/15/62 to "install one 2,500 gal gas tank and pump"
- Permit #0301597 was issued on 3/3/75 to "maintain 1 2,000 gal gas tank"
- Permit #0882389 was issued on 7/20/88 to "replace 4" fill pipe to tank"
- Permit #0883713 was issued on 10/26/88 to "remove one-4,000 gallon u/g tank"

[Note: City of Rochester Fire Department records included in a previous Phase I Environmental Site Assessment report of the assessed property performed by Passero Associates indicate that a permit dated March 1, 1950 for a 1,000 gallon gasoline tank was on file for Vanderlinde Electric Corp. at 100 Charlotte Street. An entry dated March 1, 1962 under the heading "Number and Capacity of Tanks" indicates one 2,000-gallon tank is identified. An entry dated 10/26/8(8) states "Removal 1 – 2,000 gal tank & pump. Soil was clean" (refer to Section 6.2). Although not confirmed, it appears that the 1,000-gallon tank identified on the permit dated March 1, 1950 may have been at the former Vanderlinde location (also addressed as 100 Charlotte Street). According to the owner of the assessed property, the original Vanderlinde Electric building was located east of the assessed property in the area now occupied by the Inner Loop. After the Inner Loop was constructed and the assessed property was redeveloped into its current configuration in approximately 1962, it appears that the assessed property was re-addressed as 100 Charlotte Street (refer to Sections 1.5 and 4.1). The owner of the assessed property also indicated that to the best of his knowledge, only one tank (i.e., the tank removed in 1988) has been present on the assessed property (refer to Section 4.1).]

Additional information regarding petroleum storage tanks is provided in Sections 2.3.14, 4.1, 4.2, 6.1, and 6.2. Copies of the BIS records reviewed are included in Appendix D.

The Assessor's records reviewed confirmed the owner, size, and tax map number of the assessed property, and indicated that the assessed property is serviced by municipal sewer, water, natural gas, and electric. The Assessor's records did not provide information regarding the environmental status of the assessed property. No additional information regarding the assessed property was available for review. Documentation of the information provided by the City of Rochester is included in Appendix D.

2.0 PUBLIC INFORMATION/AGENCIES (Cont.)

- (2.3.5) The assessed facility (i.e., Vanderlinde Electric, 100 Charlotte Street) is identified as an inactive RCRA Generator (Code #NYD005802715). Additional information regarding hazardous waste is provided in Sections 4.1 and 6.2.
- (2.3.8) A NYSDEC Inactive Hazardous Waste Disposal Site (Code #828088) is located approximately 0.8 miles east/southeast of the assessed property. Information has not been obtained as part of this assessment that indicates that this site has had an environmental impact on the assessed property.
- (2.3.10) The NYS Solid Waste Facility (SWF) Register identifies sites such as municipal landfills and transfer stations. Site #28D13 is located approximately 0.35 miles southwest of the assessed property. This listing does not necessarily indicate that environmental problems exist at this site. Information was not obtained as part of this assessment that indicates that this site has had an environmental impact on the assessed property.
- (2.3.11) A review of the NYSDEC Spills/Leaking Storage Tank (LST) database identified 98 closed/inactive spills within a 0.5-mile radius of the assessed property. In addition, 26 closed/inactive unmappable spill sites are potentially located within a 0.5-miles radius of the assessed property. [Note: An unmappable spill site is defined as a spill with incomplete or inaccurate address information provided on the NYSDEC Spill Report Form; therefore, the specific location of the spill site could not be determined.] A spill listed as closed normally indicates that studies and/or remediation at the spill site have been completed, and a spill listed as inactive normally indicates that although some contamination may remain on the property, the NYSDEC does not require further action at this time. Thus, investigation regarding the potential impact of these closed/inactive spills on the assessed property does not appear warranted at this time.

Nineteen active mappable spills were also identified within a 0.5-mile radius of the assessed property. In addition, two active unmappable spill sites are potentially located within a 0.5-mile radius of the assessed property. [Note: An unmappable spill site is defined as a spill with incomplete or inaccurate address information provided on the NYSDEC Spill Report Form; therefore, the specific location of the spill site could not be determined. However, these two spills are identified as being located on University Avenue (north of the assessed property) and North Union Street (east of the assessed property), respectively, so the general location of these two unmappable spill sites is known.]

Based on a preliminary review of the topographic map, groundwater in the area of the assessed property appears to flow to the east/northeast. Ten of the mappable active spill incidents are located at distances ranging from 0.1 miles to 0.5 miles east, southeast, northeast, northwest, or north of the assessed property (i.e., assumed downgradient or crossgradient). Three of the mappable active spill incidents are located at distances ranging from 0.1 miles to 0.4 miles south of the assessed property (i.e., assumed crossgradient). The distance and/or location of these 13 active mappable spills from the assessed property, as well as the two active unmappable spill sites discussed above, suggest that these 15 spills have not had an environmental impact on the assessed property.

2.0 PUBLIC INFORMATION/AGENCIES (Cont.)

Six of the mappable active spill incidents are located at distances ranging from less than 0.1 miles to 0.3 miles west or southwest of the assessed property (i.e., assumed upgradient). Additional information regarding these spills is presented below:

- Spill #9802157 is located approximately 0.3 miles west of the assessed property. The NYSDEC Spill Report Form indicates that “while removing an 8,000 gallon underground gasoline tank, contaminated soil was encountered”. Contaminated soil was removed from the excavation and soil sampling performed. The distance of this active spill incident from the assessed property suggests no apparent recognized environmental condition to the assessed property.
- Spill #0070376 is located approximately 0.3 miles west of the assessed property. The NYSDEC Spill Report Form states “3-500 to 1,000 gallon underground #2 fuel tanks were encountered, filled with K-crete. Contaminated soils were also encountered and are being removed.” The Spill Report Form also states “concerned about some residual contamination in the excavation of the wall facing Achilles Street”. The distance of this active spill incident from the assessed property, and/or the media impacted (i.e., “on land”), suggests no apparent recognized environmental condition to the assessed property.
- Spill #0070044 is located approximately 0.1 miles west of the assessed property. The NYSDEC Spill Report Form indicates that a “Phase II Investigation has revealed suspect groundwater and soil contamination on multiple parcels”. Since this active spill appears to be upgradient of the assessed property and is located in the immediate vicinity of the assessed property, this spill incident is being identified as a recognized environmental condition to the assessed property.
- Spill #0070043 is located on an adjoining property to the west of the assessed property. The NYSDEC Spill Report Form also indicates that a “Phase II Investigation has revealed suspect groundwater and soil contamination on multiple parcels”. Since this active spill appears to be upgradient of the assessed property and is located on an adjoining property, this spill incident is being identified as a recognized environmental condition to the assessed property.
- Spill #0170101 is located approximately 0.1 miles west of the assessed property. The NYSDEC Spill Report Form indicates that “during a Phase II Investigation, contaminated soil was found”. The Spill Report Form also indicates that a 2,000 gallon UST was closed in place by filling with sand, and that “contamination was encountered near the UST and to the north and east of the UST”. Since this active spill appears to be upgradient of the assessed property and is located in the immediate vicinity of the assessed property, this spill incident is being identified as a recognized environmental condition to the assessed property.
- Spill #9601206 is located approximately 0.2 miles southwest of the assessed property. The NYSDEC Spill Report Form indicates that an “environmental audit and assessment of property revealed presence of petroleum contamination from

2.0 PUBLIC INFORMATION/AGENCIES (Cont.)

housekeeping, hydraulic lift and underground storage tanks". Extensive remedial activities were performed on the site from 1996 to 2001 including equipment decommissioning, building demolition, UST removals, and contaminated soil removal. Additional monitoring wells, environmental engineering controls, and remedial systems were installed and the property was redeveloped into residential apartments and townhouses. Since remedial measures have been conducted at this site and on-going monitoring of this site is being performed, this spill incident is not being identified as a recognized environmental condition to the assessed property at this time.

Copies of the NYSDEC Spill Report Forms for the spills described above are included in Appendix D.

- (2.3.14) The assessed property is identified as a NYSDEC Petroleum Bulk Storage (PBS) facility (PBS #8-227102). The NYSDEC PBS facility report indicates that the assessed property does not have any active tanks. The PBS facility report also indicates that one 2,000 gallon gasoline underground storage tank (UST) was reportedly installed in 1982 and closed at an unspecified date. [Note: City of Rochester records indicate that a permit was issued to install a gas tank in June, 1962 and to remove a tank in October 1988 (refer to Section 2.2).] No other information regarding the tank was provided on the PBS facility report. Additional information regarding the storage tank is provided in Sections 2.2, 4.1, 4.2, 6.1, and 6.2.

3.0 SITE RECONNAISSANCE	See Footnote (3.0)
Date of Site Visit:	May 1, 2002
Assessor(s):	Dennis Peck, Jeff Danzinger
3.1 FILL:	No Observations of Concern. See Footnote (3.1)
3.2 DEBRIS/DUMPING:	No Observations of Concern.
3.3 SPILLAGE/STAINING:	Observations of Concern. See Footnote (3.3)
3.3.1 STRESSED VEGETATION:	No Observations of Concern.
3.3.2 ODORS:	No Observations of Concern.
3.3.3 POOLS OF LIQUIDS:	No Observations of Concern.
3.4 UTILITIES:	
3.4.1 PCBs/TRANSFORMERS:	No Observations of Concern. See Footnote (3.4.1)
3.4.2 FLOOR DRAINS/SUMPS:	Observations of Concern. See Footnote (3.4.2)
3.4.3 POTABLE WATER & SEWAGE DISPOSAL:	No Observations of Concern. See Footnote (3.4.3)
3.4.4 HEATING & COOLING:	No Observations of Concern. See Footnote (3.4.4)
3.5 PITS/PONDS/LAGOONS:	No Observations of Concern.
3.6 OPERATIONS/EQUIPMENT:	
3.6.1 STORAGE TANKS:	No Observations of Concern. See Footnote (3.6.1)
3.6.2 DRUMS/CONTAINERS:	Observations of Concern. See Footnote (3.6.2)
3.6.3 HAZARDOUS SUBSTANCES/ PETROLEUM PRODUCTS:	Observations of Concern. See Footnote (3.6.3)
3.6.4 SOLID WASTE:	No Observations of Concern. See Footnote (3.6.4)
3.6.5 WASTEWATER:	No Observations of Concern.
3.6.6 WELLS:	No Observations of Concern.
3.6.7 AIR EMISSIONS:	No Observations of Concern. See Footnote (3.6.7)
3.6.8 EQUIPMENT:	No Observations of Concern. See Footnote (3.6.8)

3.0 SITE RECONNAISSANCE (Cont.)

3.6.9 MATERIAL STORAGE:	No Observations of Concern.
3.7 TOPOGRAPHIC CONDITIONS:	No Observations of Concern. See Footnote (3.7)
3.8 ADJOINING PROPERTIES:	No Observations of Concern. See Footnote (3.8)
North:	Haag Alley, with Mauerer Co. beyond.
East:	Pitken Street with Inner Loop beyond.
South:	Charlotte St., with commercial businesses beyond.
West:	Unimproved parcels. See Footnote (3.8).

PERTINENT INFORMATION, REFERENCED TO ITS SOURCE, IS SUMMARIZED BELOW

(3.0) At the time of the site visit, the assessed property was developed with an approximate 18,988-square foot office/warehouse building. Vanderlinde Electric (Vanderlinde) reportedly occupied the assessed property until 2001, but is no longer in business. The eastern section of the assessed building consists of an approximate 5,250 square-foot two-story office area that was vacant at the time of the site visit. The western portion of the assessed building consists of an approximate 13,200 square-foot warehouse, truck bay, and electrical motor repair shop area. The warehouse and truck bay were being used for storage of Vanderlinde equipment and materials at the time of the site visit.

The motor repair shop was occupied by Reynolds Electrical Contracting (i.e., a tenant) at the time of the site visit. The owner of the assessed property indicated that Vanderlinde operated the motor repair shop until 2001. The process for the refurbishing of electrical motors brought in for repair, is reportedly as follows (refer to Section 4.2):

- Motors are placed in a "burn-out" oven to soften the coil wire in the old motor to facilitate its removal;
- The motor is then placed in a parts cleaner/solvent tank to remove debris;
- The new coil is placed in a varnish tank and then placed in the "bake oven" for hardening;
- The motor is then re-insulated and the new coil installed;
- New bearings are installed and the motor is reassembled.

(3.1) Evidence of fill material was not observed on the assessed property at the time of the site visit; however, review of historical information indicates that several residential structures were formerly located on the assessed property prior its redevelopment (refer to Section 1.0). Information regarding the demolition of the structures formerly on the assessed property was not available. It is possible that fill material may be present beneath the ground surface on the assessed property.

3.0 SITE RECONNAISSANCE (Cont.)

- (3.3) Black staining was observed on several areas of the concrete floor within the warehouse portion of the assessed building. Silver colored staining was also observed on the floor around the parts washer in the motor repair shop. The concrete floor in these areas appeared to be in good condition (i.e., not cracked, chipped, etc.).
- (3.4.1) At the time of the site visit, transformers were not observed on the assessed property. The owner of the assessed property indicated that an electrical transformer may be located in a vault below the sidewalk on the south side of the assessed building. DAY observed a metal grate in this area, but the interior of the vault could not be observed from the ground surface. It should also be noted that the assessed property has been used historically by an electrical contractor, and transformers or other electrical equipment may have been stored on the assessed property in the past.
- (3.4.2) Two floor drains were observed in the truck bay portion of the warehouse, one floor drain was observed in the motor repair shop, and one floor drain was observed in the bathroom adjacent to the motor repair shop. The owner of the assessed property indicated that these drains discharge to the public sanitary sewer system (refer to Section 4.1). A petroleum type substance was observed on the concrete floor beneath a pick-up truck parked over the drain in the truck bay area. This substance drained toward one of the drains in the truck bay. The cover was removed from the second drain in the truck bay and an apparent petroleum type sheen (i.e., rainbow sheen) was observed. The portion of the drain that could be observed was full of liquid and sediment, and the internal grate was rusted. The drain in the motor repair shop was in poor condition (broken concrete around the drain, rusted internal grate, etc.), and it also contained liquid and sediment.
- (3.4.3) The assessed property is reportedly serviced by the public water and public sewer systems. It was reported that the building was tied into the public sanitary sewer system at the time it was constructed (refer to Section 4.1).
- (3.4.4) The assessed building is heated with forced air heaters, which are fueled with natural gas. According to the owner of the assessed property, heating oil has never been used at the assessed property (refer to Section 4.1).
- (3.6.1) Evidence of storage tanks was not observed on the assessed property at the time of the site visit. However, the owner of the assessed property indicated that a gasoline UST was removed from the assessed property in 1988 (refer to Sections 2.2, 2.3.14, 4.1, 4.2, 6.1, and 6.2). The owner indicated that an asphalt patch observed in the parking lot west of the assessed building was the former location of the UST.
- (3.6.2) The following drums and containers were observed on the assessed property:

Warehouse

- Five 55-gallon drums, four approximately 35-gallon drums, two 5-gallon buckets, and one 1-gallon container located on wooden pallets. Labels on some of the drums indicated "waste solvent", parts cleaner/degreaser, 1,1,1, trichloromethane, dichloromethane, and tetrachloromethane. The owner of the assessed property

3.0 SITE RECONNAISSANCE (Cont.)

indicated that these containers were product and waste from when Vanderlinde operated the motor repair shop and would eventually be disposed off-site (refer to Section 4.1). [Note: At the time of the site visit, the motor repair shop was occupied by Reynolds Electrical.]

Truck Bay

- Four 5-gallon and two 2-gallon gasoline containers; three 55-gallon drums (one labeled "used oil"); approximately twenty-five 5-gallon buckets of reported used gear oil, hydraulic oil, and cutting oil from the motor repair shop; and approximately ten 1-quart to 1-gallon containers of varnish located on the concrete floor and on shelves. The owner of the assessed property indicated that these containers were product and waste from when Vanderlinde operated the motor repair shop and would eventually be disposed off-site (refer to Section 4.1).

Electrical Motor Repair Shop

- Four 55-gallon drums containing scrap metal; four 5-gallon buckets of cutting oil and gear oil; one approximately 100-gallon varnish "dipping tank"; and two approximately 50-gallon parts cleaning containers (i.e., solvent).

Building Exterior

- One apparently empty, unlabeled 55-gallon drum and one partially full, 5-gallon unlabeled container located within the fenced area west of the assessed building.

(3.6.3) Refer to Section 3.6.2

(3.6.4) When Vanderlinde occupied the assessed property, solid waste generated on the assessed property was stored in a dumpster located in the parking lot west of the assessed building. It was reported that solid waste was picked up for disposal off the assessed property by Bestway Disposal. Scrap metal generated in the motor repair shop was collected in 55-gallon drums and sent to Krieger Recycling. Used cutting oils and solvents were reportedly removed from the assessed property by Safety Kleen. Wastes produced by Reynolds are reportedly currently handled in the same manner (refer to Sections 4.1 and 4.2).

(3.6.7) Two ovens with exhaust stacks were observed in the motor repair shop area. The owner of the assessed property indicated that the facility does not have NYSDEC air emissions permits (refer to Section 4.1).

(3.6.8) Machinery including lathes, drill presses, a "burn-out" oven, and a "bake oven", were observed in the motor repair shop area.

(3.7) According to the USGS map, the assessed property is located approximately 520 feet above sea level. The assessed property and surrounding area are generally level. There are no surface water bodies on the assessed property. Surface water on the assessed property appears to drain off the assessed property via overland flow to the south towards Charlotte Street and to the east toward Pitkin Street and the Inner Loop. Based on a

3.0 SITE RECONNAISSANCE (Cont.)

preliminary review of the topographic map, groundwater in the area of the assessed property appears to flow to the east/northeast. This flow direction may be modified locally due to buried utilities, nearby pumping, seasonal conditions, or other factors.

- (3.8) The adjoining parcels west of the assessed property are currently undeveloped. Review of the NYSDEC Spills database indicates that active NYSDEC spill files are associated with these adjoining parcels (refer to Section 2.3.11).

4.0 INTERVIEWS (Cont.)

- One 2,000-gallon gasoline UST was removed by Okar Equipment in 1988. The UST was located in the parking lot west of the assessed building and the gasoline dispenser was located inside the truck bay portion of the assessed building. No other tanks have been present on the assessed property.
 - The floor drains in the truck bays and motor repair shop discharge to the sanitary sewer system. Mr. Vanderlinde did not have building drawings depicting the discharge locations of the drains.
 - The assessed building was connected to the public water and sanitary sewer systems at the time that the building was constructed.
 - The assessed building is heated with forced air furnaces fueled with natural gas. Heating oil has never been used in the assessed building.
 - When Vanderlinde occupied the assessed property, solid waste generated on the assessed property was stored in a dumpster located in the parking lot west of the assessed building. Solid waste was picked up for disposal off the assessed property by Bestway Disposal. Scrap metal generated in the motor repair shop was collected in 55-gallon drums and sent to Krieger Recycling. Used oils and solvents were removed from the assessed property by Safety Kleen.
 - The "burn out" oven and the "bake oven" do not have NYSDEC air emissions permits. He is not sure if they are required.
 - The drums and containers located in the warehouse and truck bay areas are product and wastes from Vanderlinde operations and will eventually be shipped off-site for disposal by Vanderlinde.
- (4.2) Mr. Koetter indicated that he has worked at the assessed property for approximately 26 years for Vanderlinde Electric and approximately nine months for Reynolds Electric. Mr. Koetter also indicated that he has no knowledge of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the assessed property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the assessed property; or any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products in, on, or from the assessed property.

The following is a summary of information provided by Mr. Koetter:

- Reynolds Electric (Reynolds) has occupied the motor repair shop area of the assessed building since October, 2001. Prior to that time, Mr. Koetter worked for Vanderlinde in the motor repair shop. Reynolds' operations in the motor repair shop are essentially the same as those of Vanderlinde (i.e., same equipment, processes, etc.).

4.0 INTERVIEWS (Cont.)

- The process for the refurbishing of electrical motors brought in for repair, is as follows :
 - Motors are placed in a “burn-out” oven to soften the coil wire in the old motor to facilitate its removal;
 - The motor is then placed in a parts cleaner/solvent tank to remove debris;
 - A new coil is placed in a varnish tank and then placed in “bake oven” for hardening;
 - The motor is then re-insulated and the new coil installed;
 - New bearings are installed and the motor is reassembled.
- When Vanderlinde occupied the assessed property, solid waste generated on the assessed property was stored in a dumpster located in the parking lot west of the assessed building. Solid waste was picked up for disposal off the assessed property by Bestway Disposal. Scrap metal generated in the motor repair shop was collected in 55-gallon drums and sent to Krieger Recycling. Used oils and solvents were removed from the assessed property by Safety Kleen. Wastes produced by Reynolds are currently handled in the same manner.
- The assessed building is heated with forced air furnaces fueled with natural gas. Heating oil has never been used in the assessed building.
- An underground gasoline tank was removed from the area west of the assessed building. The dispenser was located inside the overhead door of the truck bay.
- Maintenance of vehicles was performed off-site and not in the truck bay area of the assessed building.
- When Vanderlinde occupied the assessed property, electrical equipment including transformers, capacitors, etc. were stored in the warehouse for a short time prior to being installed on off-site job locations.

Documentation of the interviews conducted with Mr. Vanderlinde and Mr. Koetter is included in Appendix E.

5.0 ADDITIONAL ISSUES/SERVICES

5.1	Asbestos-Containing Materials	Assessed. See Footnote (5.1)
5.2	Radon	Not assessed.
5.3	Lead-Based Paint	Assessed. See Footnote (5.3)
5.4	Lead in Drinking Water	Not assessed.
5.5	Wetlands	Not assessed.
5.6	Regulatory Compliance	Not assessed.
5.7	Cultural and Historic Resources	Not assessed.
5.8	Industrial Hygiene	Not assessed.
5.9	Health and Safety	Not assessed.
5.10	Ecological Resources	Not assessed.
5.11	Endangered Species	Not assessed.
5.12	Indoor Air Quality	Not assessed.
5.13	High Voltage Powerlines	Not assessed.
5.14	Mold	Not assessed.

PERTINENT INFORMATION, REFERENCED TO ITS SOURCE, IS SUMMARIZED BELOW.

- (5.1) Suspect asbestos-containing materials (SACM) observed in good condition at the time of the site visit included vinyl floor tile, acoustical ceiling tile, a fire door, and pipe insulation.

Approximately ten damaged 2' x 4' acoustical ceiling tiles were observed in the stairwell in the northeast portion of the assessed building.

Where apparent, damaged and/or friable SACM has been identified; however, a complete visual inspection and records review for SACM was not performed as part of this assessment. As a result, this facility may contain other SACM, which is not identified in this report.

SACM is identified as a potential environmental concern when the observable condition (i.e., exposed, damaged and/or friable) suggests the release of debris and/or fibers under normal facility operations. If the SACM actually contains asbestos, the release of debris and/or fibers could pose an asbestos-exposure hazard. In order to determine if the SACM contains asbestos, the SACM must be sampled and analyzed.

5.0 ADDITIONAL ISSUES/SERVICES (Cont.)

Should any asbestos-containing material (ACM) at this facility be disturbed through abatement, removal, maintenance, renovation, demolition, etc., the handling and disposal of the ACM is subject to applicable state and federal regulations. Also, no representations are made regarding previous disturbance and/or removal of ACM at this facility.

- (5.3) The age of the assessed buildings (i.e., constructed in approximately 1962) suggests that the building could contain lead-based paint. At the time of the site visit, peeling/flaking paint was observed on the walls within the stairwell in the northeast portion of the assessed building and on the south exterior side of the building.

6.0 REVIEW OF PRIOR ENVIRONMENTAL REPORTS/DOCUMENTS

- | | |
|---|--------------------|
| 6.1 Environmental Transaction Screen
Vanderlinde Electric Corporation
Rochester, New York
LCS Inc.
March 26, 2001 | See Footnote (6.1) |
| 6.2 Phase I Environmental Investigation
Report Summary
Vanderlinde Electric Corporation
Passero Associates, P.C.
March, 1995 | See Footnote (6.2) |
-

PERTINENT INFORMATION, REFERENCED TO ITS SOURCE, IS SUMMARIZED BELOW.

(6.1) The findings of the LCS, Inc. (LCS) environmental transaction screen report are summarized below:

- The assessed building was constructed in approximately 1962. Prior to that time the assessed property was developed with residences;
- On-site operations include small electric motor repair;
- 55-gallon drums of used oil and cleaning solvent, and 5-gallon buckets of hydraulic oil, cutting oil, and motor oil are stored on-site;
- A gasoline UST was removed from the assessed property in 1988;
- LCS reviewed a "Phase I Investigation Report Summary" prepared by Passero Associates (Passero) for the assessed property dated March 1995. LCS indicated that the Passero report noted two on-site ovens did not have an air emission permits and that one 2,000-gallon gasoline UST was removed from the site in 1988. The UST was reportedly removed under the supervision of the City of Rochester Fire Department and that Fire Department records indicated that the "soil in the hole was clean" at the time of the UST removal. LCS noted that "no information relative to confirmatory soil samples being collected and analyzed was supplied to LCS for review", and that Passero concluded "no further investigation is recommended".
- The conclusions of the LCS report indicate that "further investigation that would discover or characterize contamination of the subject property by hazardous or toxic substances is not warranted". LCS recommended that the owner should confirm whether the on-site ovens require an air emissions permit. LCS also noted that "as suspected asbestos containing materials were not friable or greatly damaged, the materials can remain in-place.

A copy of the text of the LCS report is included in Appendix H.

6.0 REVIEW OF PRIOR ENVIRONMENTAL REPORTS/DOCUMENTS (Cont.)

(6.2) The findings of the Passero Associates, P.C. (Passero) Phase I Environmental Investigation Report Summary are summarized below:

[Note: The Passero Phase I ESA included three parcels that are not part of the current Phase I ESA (i.e., 45-50, 54, and 58-60 Charlotte St.)]

- The City of Rochester Department of Public Safety records indicate that one 2,000-gallon gasoline tank was removed in 1988 and that "soil was clean" at the time of tank removal.
- The Rochester Fire Department issued permits for flammable/combustible liquid storage, for spraying operation, and for oven operation.
- A "burn out oven" and a "bake oven" are used in the motor repair shop. The report states "Both the burn-out and the bake ovens should be permitted in compliance with 6NYCRR Part 201 Permits and Certificates".
- Vanderlinde is a large quantity generator of hazardous waste due to the "one time only" disposal of 6 drums of lacquer thinner by Safety Kleen in 1992.
- Parts cleaners are serviced by Safety Kleen, and Safety Kleen reclaims spent solvents on an as-needed basis.
- There are 3 floor drains in the shop and warehouse area. The report indicates that according to a Vanderlinde representative, "drainage flows through on (sic) oil separator", and "the site plan indicates that the drains discharge to the City sewer on Haags Alley to the north". [Note: DAY also observed a floor drain in the bathroom of the motor repair shop. Building plans detailing drain discharge locations were not provided to DAY for review.]
- The Passero report concludes "it is Passero Associates' opinion that Vanderlinde Electric Corporation should follow through and acquire DEC air permits for the bake oven and burn-out oven; once air permits are obtained, there are no further environmental concerns associated with the subject parcel located at 100 Charlotte Street in the City of Rochester, New York".

A copy of the Passero report is included in Appendix H.

7.0 USER PROVIDED INFORMATION

7.1	Reason for Performing Phase I ESA	See Footnote (7.1)
7.2	Deed History Provided by The City of Rochester	See Footnote (7.2)
7.3	Environmental Liens or Activity and Use Limitations	See Footnote (7.3)
7.4	Specialized Knowledge	See Footnote (7.4)
7.5	Valuation Reduction for Environmental Issues	See Footnote (7.5)

PERTINENT INFORMATION, REFERENCED TO ITS SOURCE, IS SUMMARIZED BELOW.

- (7.1) Mr. Robert Zimmer of the City of Rochester Real Estate Department indicated that this Phase I ESA is being performed as due diligence prior to a potential real estate purchase that would involve demolition of the assessed building.
- (7.2) Corporate/commercial owners identified during the review of the deed history include the following:
- Vanderlinde Electrical Corp.;
 - Charlotte Associates; and
 - 100 Charlotte St. Corp.

Information was not available in the deed history regarding the use of the property by these owners.

An abstract of title was not provided to assist in determining prior property ownership and uses. Evaluation of property history, and requesting environmental agency information concerning prior owners, are important elements of a Phase I ESA. The conclusions in this report are subject to any state of facts which review of an abstract of title might show, directly or indirectly.

- (7.3) Mr. Zimmer indicated that he is not aware of environmental liens, or activity and use limitations against the assessed property.
- (7.4) The City of Rochester provided DAY with a copy of the Environmental Transaction Screen report for the assessed property by LCS, dated March 26, 2001 (refer to Section 6.1). Mr. Zimmer does not have any other knowledge or experience with the property that may be pertinent to the environmental professional concerning the property and its environmental condition (i.e., copies of any available prior environmental site assessment reports, documents, correspondence, etc.). [Note: The owner of the assessed property also provided DAY with a copy of a "Phase I Environmental Investigation Report Summary" for the assessed property dated March, 1995, prepared Passero Associates, P.C. (refer to Section 6.2)]

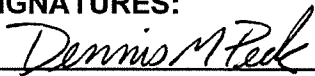
7.0 USER PROVIDED INFORMATION (Cont.)

- (7.5) Mr. Zimmer indicated that he is not aware of any valuation reduction of the assessed property due to environmental issues.

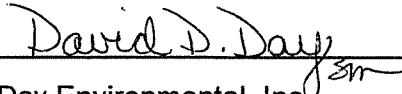
8.0 DEVIATIONS

- (8.1) As of the date of this report, no response to the New York State Department of Environmental Conservation (NYSDEC) Freedom of Information Law (FOIL) request has been received. If the FOIL response indicates the existence of files concerning the requested property, client authorization will be requested to review these files at NYSDEC offices. The results of this review would be provided as a supplement to this report. A copy of the FOIL request is included in Appendix D.
- (8.2) A FOIL request was submitted to the City of Rochester Building and Fire Departments for information regarding the assessed property. As of the date of this report, a response to this request has not been received. If pertinent information is obtained, it will be forwarded as a supplement to this report. A copy of the FOIL request is included in Appendix D.
- (8.3) An abstract of title was not provided to assist in determining prior property ownership and uses [Note: deed histories for the assessed property were provided by the City of Rochester and reviewed by DAY (refer to Section 7.2)]. Evaluation of property history, and requesting environmental agency information concerning prior owners, are important elements of a Phase I ESA. The conclusions in this report are subject to any state of facts which review of an abstract of title might show, directly or indirectly.

SIGNATURES:



Dennis M. Peck, Assessor



Day Environmental, Inc.
David D. Day, President

REPORT EXPLANATION

PURPOSE OF AN ENVIRONMENTAL SITE ASSESSMENT:

The purpose of an environmental site assessment is to perform the appropriate inquiry into the environmental condition of a property to identify the potential CERCLA/SARA liability for the cleanup of hazardous substances, and to establish the defense for such liability.

SCOPE OF A PHASE I ENVIRONMENTAL SITE ASSESSMENT:

This Phase I Environmental Site Assessment has been performed in general conformance with the scope and limitations of ASTM Practice E1527-00. Exceptions to, and/or deletions from, this practice are described in the summary of this report.

A Phase I Environmental Site Assessment is the initial level of inquiry into the history, use and condition of a property and area, which establishes the reasonable presumption that environmental concerns do or do not exist. The Phase I Environmental Site Assessment consists of four (4) basic inquiry components:

1. Review of the title to the property and historical data to identify prior ownership and uses which represent a potential risk for contamination of the property.
2. Review of available public information and environmental records to identify site and area facilities, conditions, activities and substances of use of environmental concern that have been recorded by federal, state and local agencies.
3. Site reconnaissance of the property to identify conditions which indicate the presence or potential presence of hazardous substances and contamination.
4. Interviews with the owners, operators and persons familiar with the site and area to identify conditions and operations of environmental concern.

The Phase I Environmental Site Assessment will conclude that either (a) further inquiry into the environmental status of a property is not needed and appropriate inquiry has been performed or (b) further inquiry is needed to appropriately assess the environmental status of the property.

NON-CERCLA/SARA LIABILITIES:

There are risks associated with the environmental condition of a property which are not a potential CERCLA/SARA liability and are not subject to incurrence of response costs under CERCLA. Due to the frequency of occurrence, the scope of the Phase I Environmental Site Assessment has been expanded to include the identification of petroleum liabilities. No other assessment of non-CERCLA/SARA liabilities has been performed unless specifically identified in the report.

NOTES:

NOTES are used in the Assessment Summary either to identify special property conditions, or to identify and explain conditions which might characteristically be a potential environmental concern, but where the assessment inquiry has not established the reasonable presumption that an environmental liability does exist.

DATA QUALIFICATION:

Environmental site assessment conclusions are made based on the data available for the dates identified. The conclusions are subject to any state of facts which would be identified by updated data. No assurances are made as the accuracy or completeness of data obtained from outside information sources. Also, it is possible that not all existing sites within the search radii specified in Section 2 of this report have been identified, due to factors such as urban density and potential insufficiencies in the databases.

SITE VISIT QUALIFICATION:

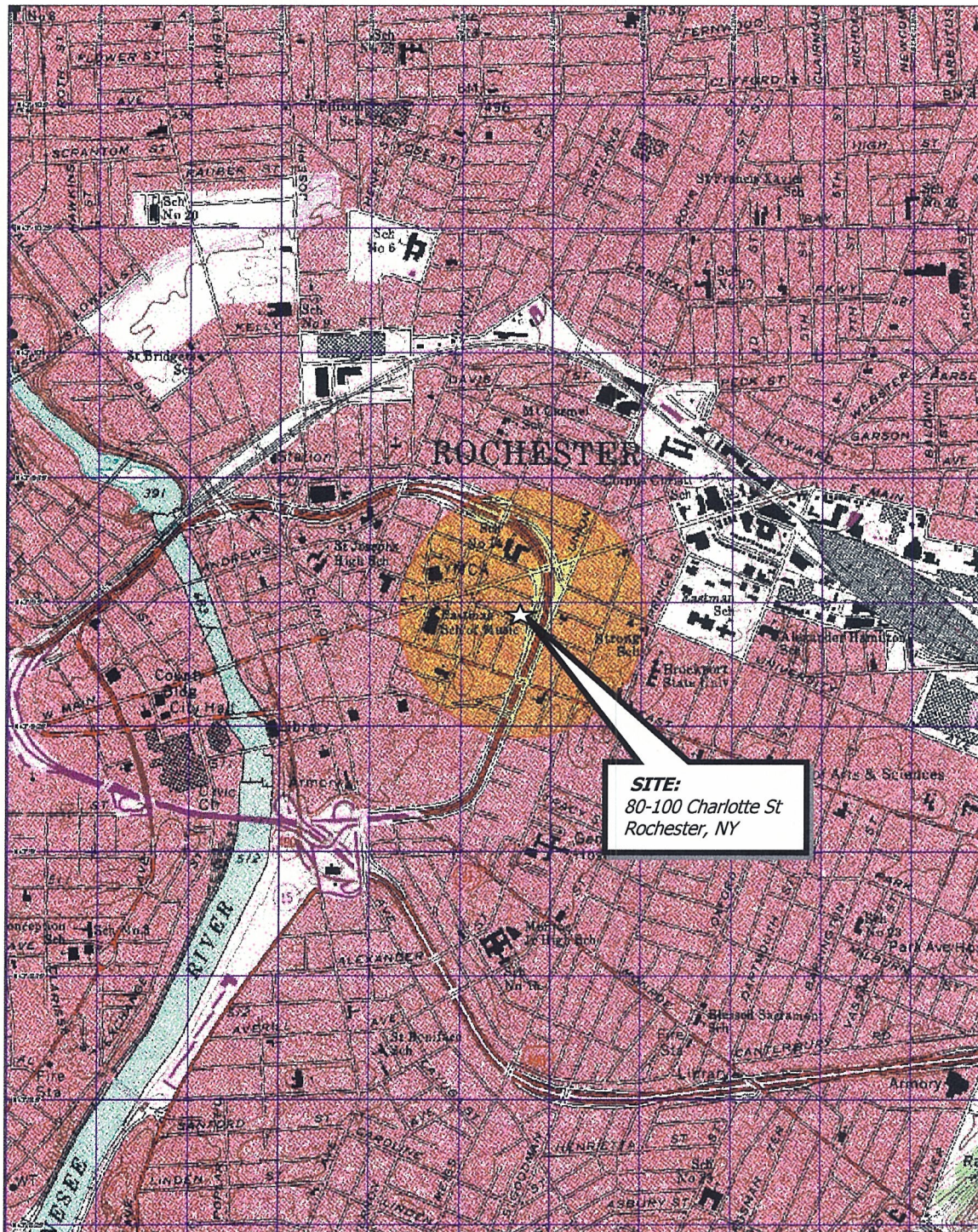
Where the site observations are limited to representative areas, or where facilities are inaccessible for observation, the environmental site assessment conclusions are subject to any statement of facts which access to those areas would have revealed.

ABBREVIATIONS/ACRONYMS:

ASTM – American Society for Testing and Materials
CERCLA – Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS – Comprehensive Environmental Response, Compensation, and Liability Information System
EPA – (United States) Environmental Protection Agency
ERNS – Emergency Response Notification System
FOIL – Freedom of Information Law
LUST – Leaking Underground Storage Tank
N/A – Not Applicable; Not Available
NPL – National Priorities List
NYS – New York State
NYSDEC – New York State Department of Environmental Conservation
PBS – Petroleum Bulk Storage
RCRA – Resource, Conservation, and Recovery Act
SACM – Suspect Asbestos-Containing Material
SARA – Superfund Amendments and Reauthorization Act of 1986
TSD – Treatment, Storage, and Disposal
UST – Underground Storage Tank

APPENDIX A

Site Location Map, Site Sketch, and Site Plan



3-D TopoQuads Copyright © 1999 DeLorme Yarmouth, ME 04096 Source Data USGS

544 ft Scale: 1:19,200 Detail: 14:0 Datum NAD83

Drawing Produced From: 3-D TopoQuads, DeLorme Map Co., referencing USGS quad map Rochester East (NY) 1995. Site Lat/Long: N43°09.48' – W77°35.83'

DATE
05-01-2002

DRAWN BY
Tww

SCALE
1" = 2000'



DAY ENVIRONMENTAL, INC.
ENVIRONMENTAL CONSULTANTS
ROCHESTER, NEW YORK 14614-1008

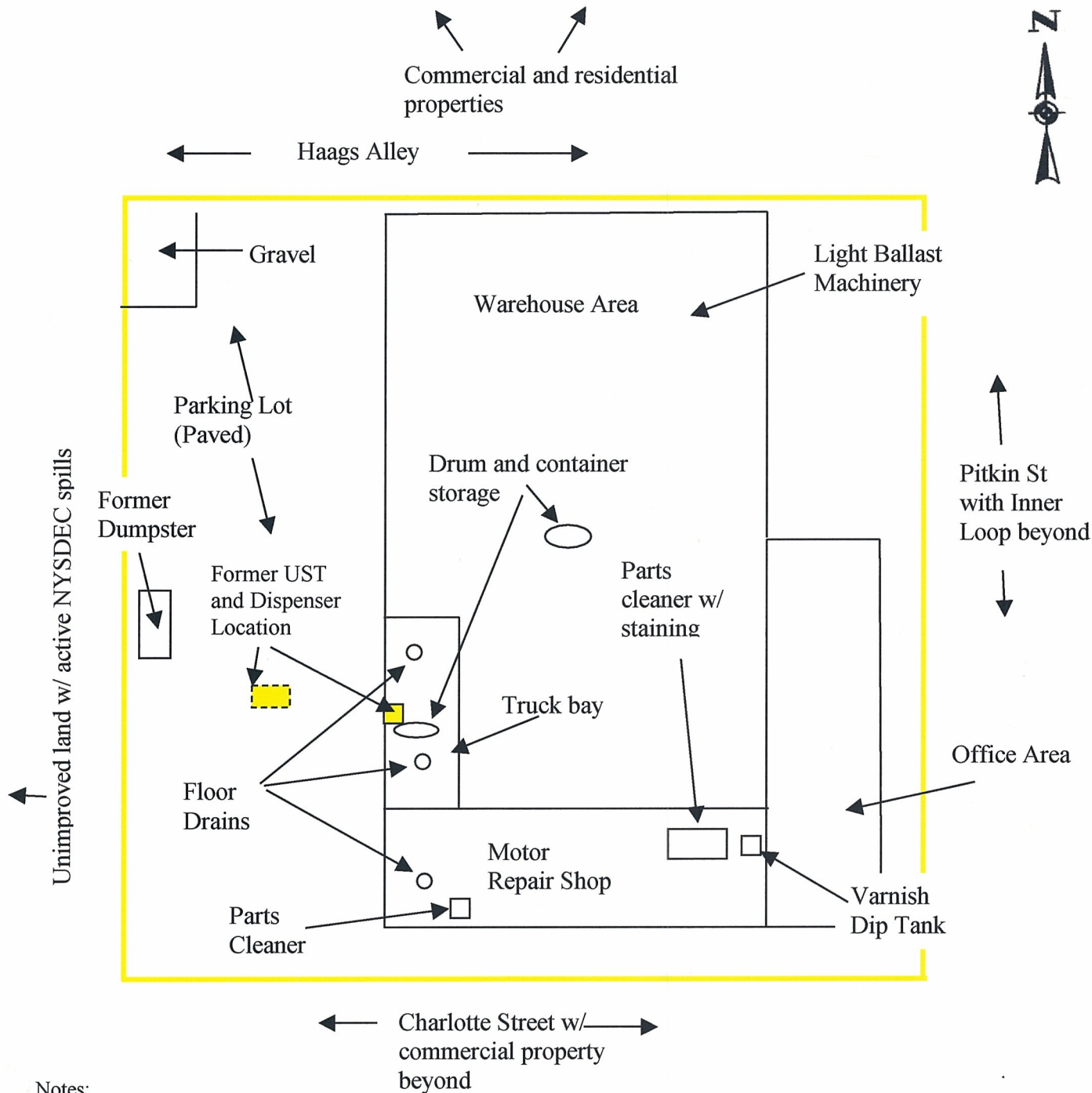
PROJECT TITLE
**80-100 CHARLOTTE STREET
ROCHESTER, NY**

PHASE I ASSESSMENT

DRAWING TITLE
PROJECT LOCUS MAP

PROJECT NO.
2936E-02

FIGURE 1



Notes:

- 1) Site sketch based on observations made at the time of the site visit performed by Day Environmental, Inc. personnel on May 1, 2002.
- 2) The highlighted area is only a representation of the assessed property, and does not depict the actual property boundaries of the assessed property.

<p>DATE 5/23/02</p> <p>DRAWN BY DMP</p> <p>SCALE Not to Scale</p>	<p>day</p> <p>DAY ENVIRONMENTAL, INC. ENVIRONMENTAL CONSULTANTS ROCHESTER, NEW YORK 14614</p>	<p>PROJECT TITLE Vanderlinde Electric Corp. 80-100 Charlotte Street Rochester, New York</p> <p>PHASE I ASSESSMENT</p> <p>DRAWING TITLE SITE SKETCH</p>	<p>PROJECT NO. 2936E-02</p> <p>FIGURE 2</p>
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APPENDIX B

Site Observations and Site Photographs

Day Environmental, Inc.

SITE OBSERVATIONS

Project No.: 2936E-02 Date: _____ Assessor Name: Peck

Property Address: 80-100 Charlotte St.
Rochester, NY

Persons Present/Title: Dennis Peck

Locality: Urban, Suburban, Rural
(circle one) Highly, Moderately, Lightly Developed
Industrial, Commercial, Agricultural, Residential, Wooded, Fallow, Vacant

No. of acres: 0.78 Frontage: _____ Depth: _____

GROUND SURFACES:

Fill materials: yes/no
Debris/Dumping: yes/no
Spills/Staining: yes/no stains on floor in warehouse + motor shop
Stressed Vegetation: yes/no
Odors: yes/no
Pools of Liquid: yes/no
Pits/Ponds/Lagoons: yes/no
Wastewater discharge: yes/no
Trees _____ Landscaping none Green area _____

UTILITIES:

Transformers: number: none observed
Location on property: _____
Pole-mounted or pad-mounted
Client owned or utility owned
Suspect PCB-containing equipment: yes/no/unknown

Property serviced by: Natural gas X
Electric X
Telephone X
Sewer X Date of Connection: 1962
Septic _____ Location on Property: _____
Water X Date of Connection: 1962
Well _____ Location on Property: _____

Day Environmental, Inc.
Field Notes, page 2
Project No. 2932E-02

BUILDING:

2 story office, 1 story warehouse + motor shop
No. of stories 1-2 square foot ~18,900
Age of construction 1962
Additions: none

Envelope: block/poured concrete X brick _____
steel _____ wood _____
siding (type) _____
flat/peaked roof _____ condition not observed

Existing Heating System: natural gas forced air
Past Heating System: same
Floor drains: yes/no discharge point sewer (reported by D. Vanderlinde)
Sump pumps: yes/no discharge point _____
Catch basins: yes/no discharge point _____

Current on-site operations: Electrical motor repair, unused office + warehouse
Past on-site operations: Electrical contractor office/warehouse + motor repair

ASBESTOS:

Was asbestos evaluated as part of this assessment? Yes No
Does the age of the building suggest the presence of asbestos: Yes No
Has the building been renovated: Yes No

Floor materials: X 9" x 9" X 12" x 12"
rolled vinyl flooring stair treads

Ceiling tiles: X 1' x 1' X 2' x 2'
X 2' x 4' Spray-on

Drywall/Plaster _____ TSI _____
Pipe Wrap X Boiler TSI _____
Base Cove _____ Transite _____
Roofing _____

Condition of materials: Good - generally, 8-10 damaged 2x4
ceiling tiles in NE stairwell

STORAGE TANKS:

Get copies of site plans from owner for tank location.

USTs	Capacity	Product	Location on Property
Tank 1			
Tank 2			
Tank 3			

none observed
1 UST (2,000 gal. gas) reportedly removed in 1988
(see Passero report)
in parking lot east of warehouse
DMP West

Staining, Stressed or Dead Vegetation _____
Odors Detected _____
Tanks Registered _____
Any tanks removed from the property _____
contractor/date 1988 OKAR

ASTs	Capacity	Product	Location on Property
Tank 1			
Tank 2			
Tank 3			

none observed

Staining, Stressed or Dead Vegetation _____
Odors Detected _____
Tanks Registered _____
Any tanks removed from the property _____
contractor/date _____

HAZARDOUS MATERIALS:

stored on-site X used on-site X

MSDS on-site yes/no Some

List materials (type, size of containers, spills, odors, etc.)

Warehouse → 5 55-gal drums; 4 35-gal drums; 2 5-gal Buckets waste 5 chemicals, etc.
Truck Bay - 6 gasoline containers, 5-gal; 3-55gal drums used oil; ~25 55gal buckets used cutting oil/gear oil/hyd-oil
10 1qt to 1 gal varnish
Motor Repair Shop → 4 drums scrap metal; 4 5gal cutting oil/hydraulic oil/gear oil
Evidences of Spillage/Leakage: *leaking dipping tank; 2 parts cleaners*

- silver staining around parts cleaners
- absorbent around drums in truck bay

Exterior
1 55 gal drum empty
1 5 gal can ~1/3 full (unlabeled)

Day Environmental, Inc.
Field Notes, page 4
Project No. 2936-02

WASTES:

Solid: type office / plastic
container Dumpster
collector Bestway Disposal

Recycling: type cutting oil, lacquer thinner, parts cleaner
container drums + 5 gal. buckets
collector Safety Klean

Other: type Scrap metal
container 55-gal drum
collector Metal Recycler - Krieger

type _____
container _____
collector _____

PERMITS (air, water, etc.):

(obtain copies)

EPA ID # for Hazy waste disposal

EQUIPMENT:

drill press, lathes, "burn out" oven, "bake" oven, parts cleaner

ADJOINING PROPERTIES:

North: Haag Haag Alley w/ commercial bldg beyond (Mauere Co.)
South: Charlotte St. w/ commercial bldgs. beyond (Nix Rubber Stamp)
East: Pitkin St + Inner Loop
West: Vacant lot

GENERATORS OR COMPRESSORS (fuel source; spills)

NO

Day Environmental, Inc.
Field Notes, page 5
Project No. 2936F-02

Additional Notes:

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There is a small blue mark at the top left corner, possibly a staple or a piece of tape. The paper appears to be from a notebook or a set of loose-leaf papers.

Signature of Assessor:

Dennis M Beck



View of assessed building to northwest



View of damaged ceiling tiles and skylight in northeast stairwell



View of drums and containers staged in warehouse area



View of used cutting oil in truck bay area



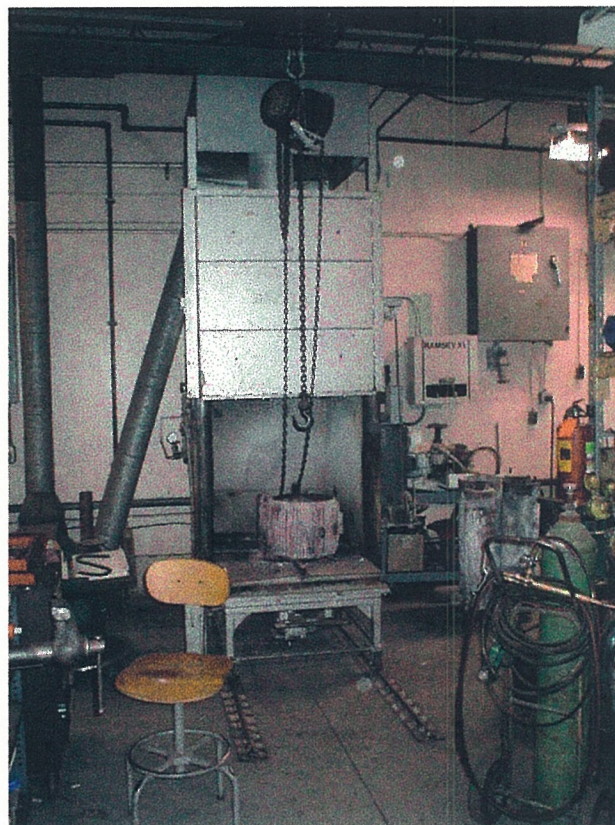
View of floor drain in truck bay area



View of floor drain in motor shop area



View of varnish dipping tank with bake oven in background



View of "Burn out" oven



View of parts cleaning area (note discoloration on floor)



View to east of warehouse portion of assessed building with asphalt patch (reported former UST location) in foreground



Storage of light ballast cleaning dip tanks.

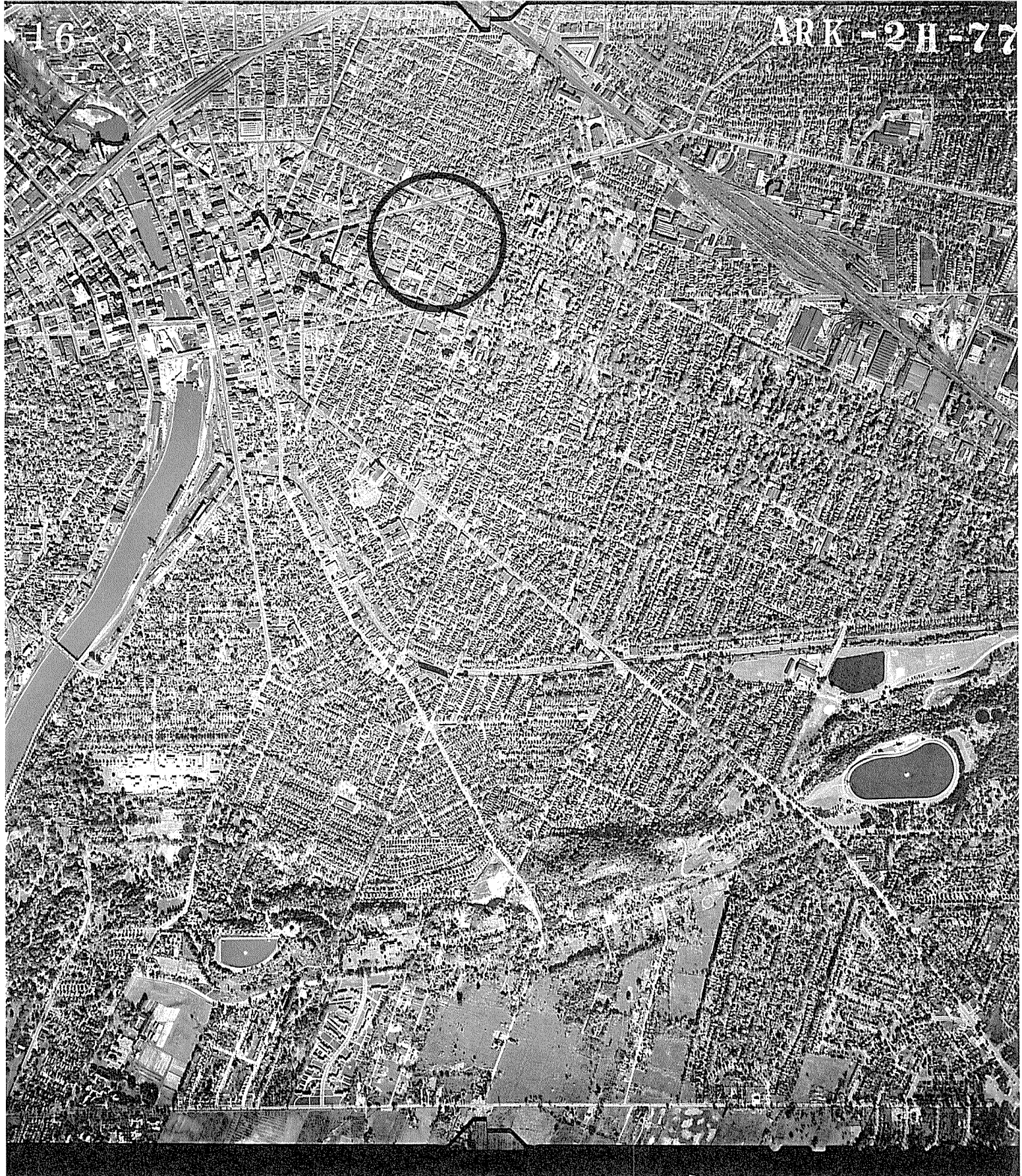


View of apparent surficial staining on paved and unpaved/gravel areas on the northwest corner of assessed property.

APPENDIX C

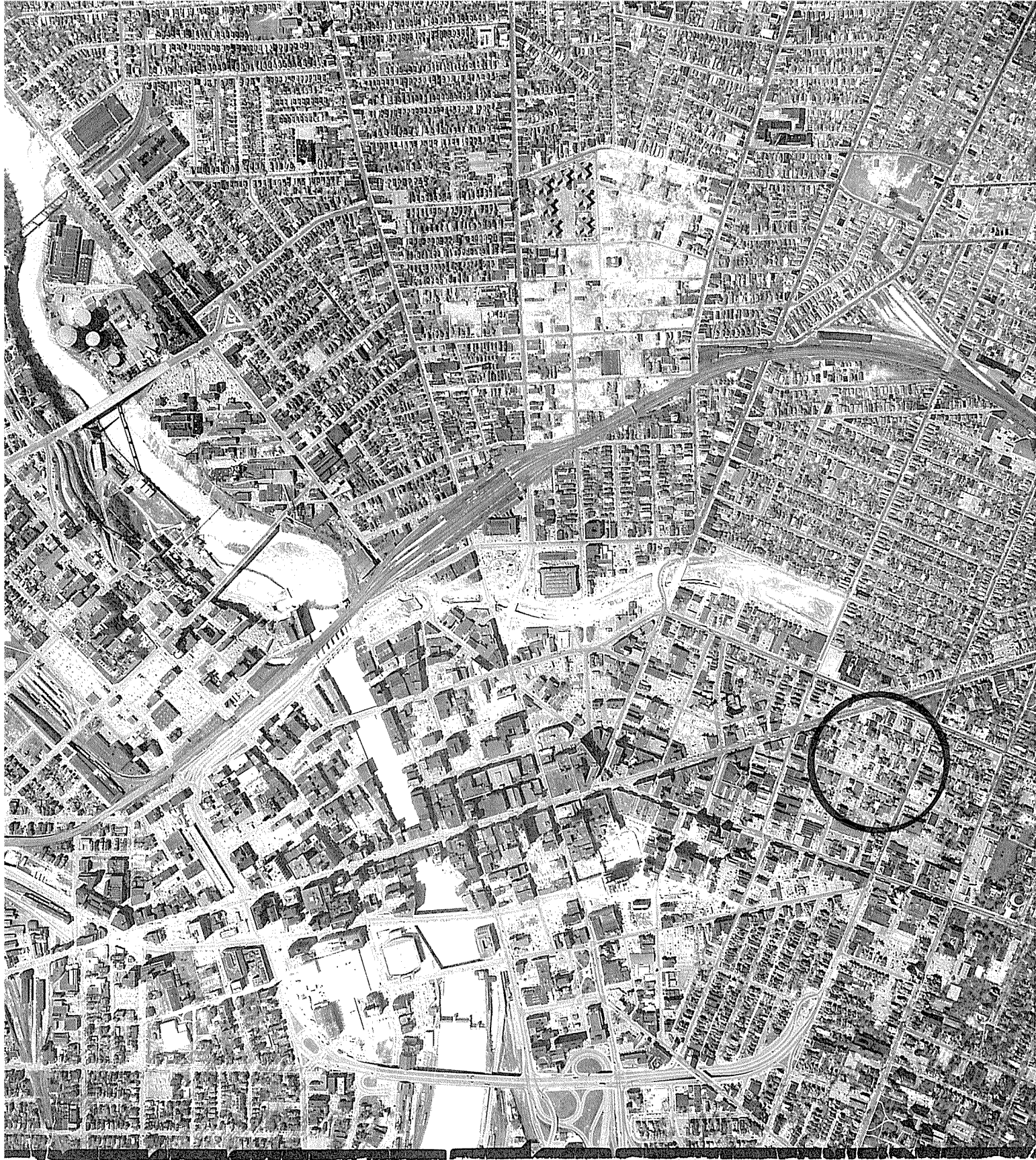
Historical Research Documentation





16-51

ARK-2H-77

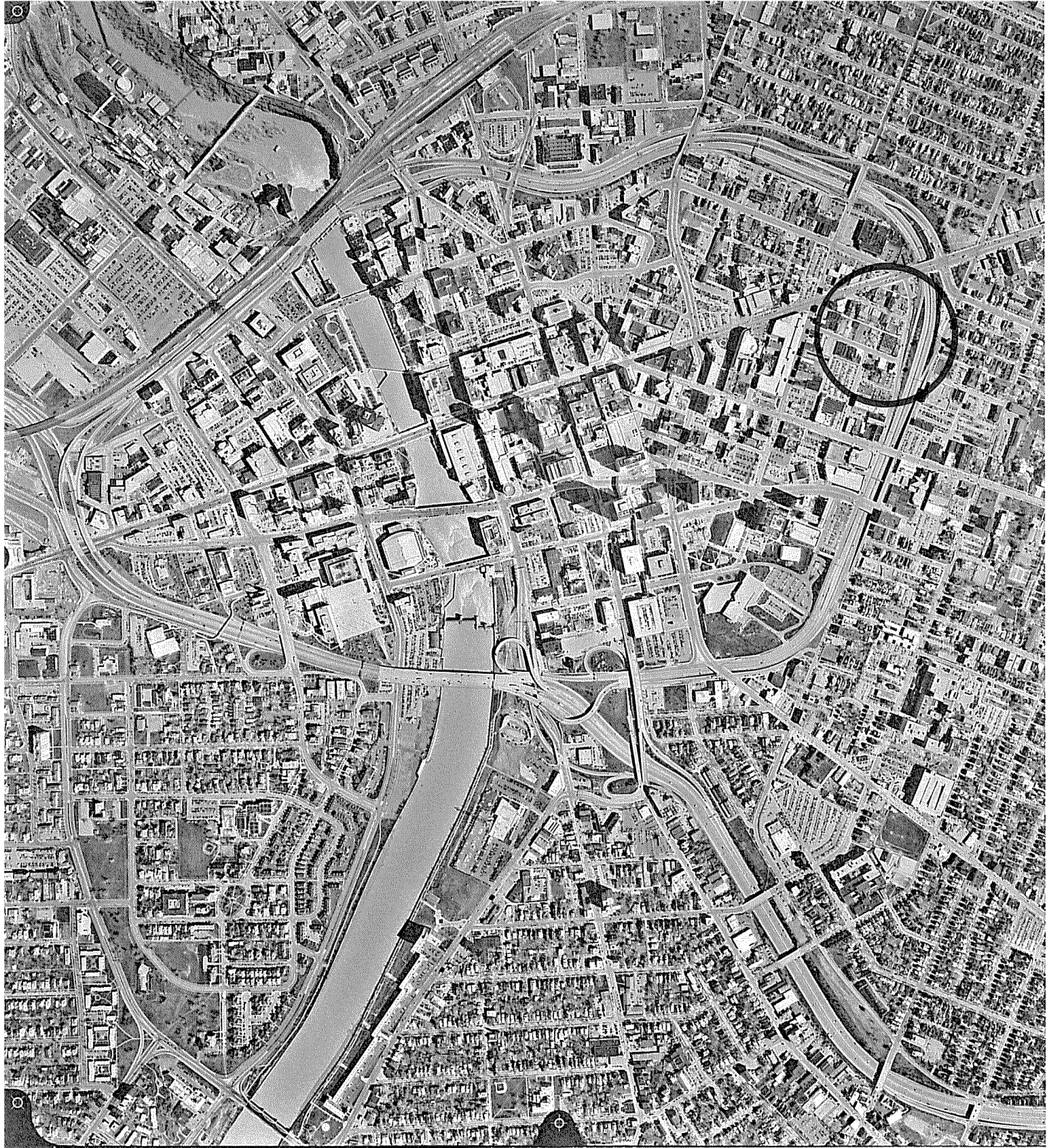






9 APRIL 76 11:19 AM MON 76 6000 FT 4-11-9





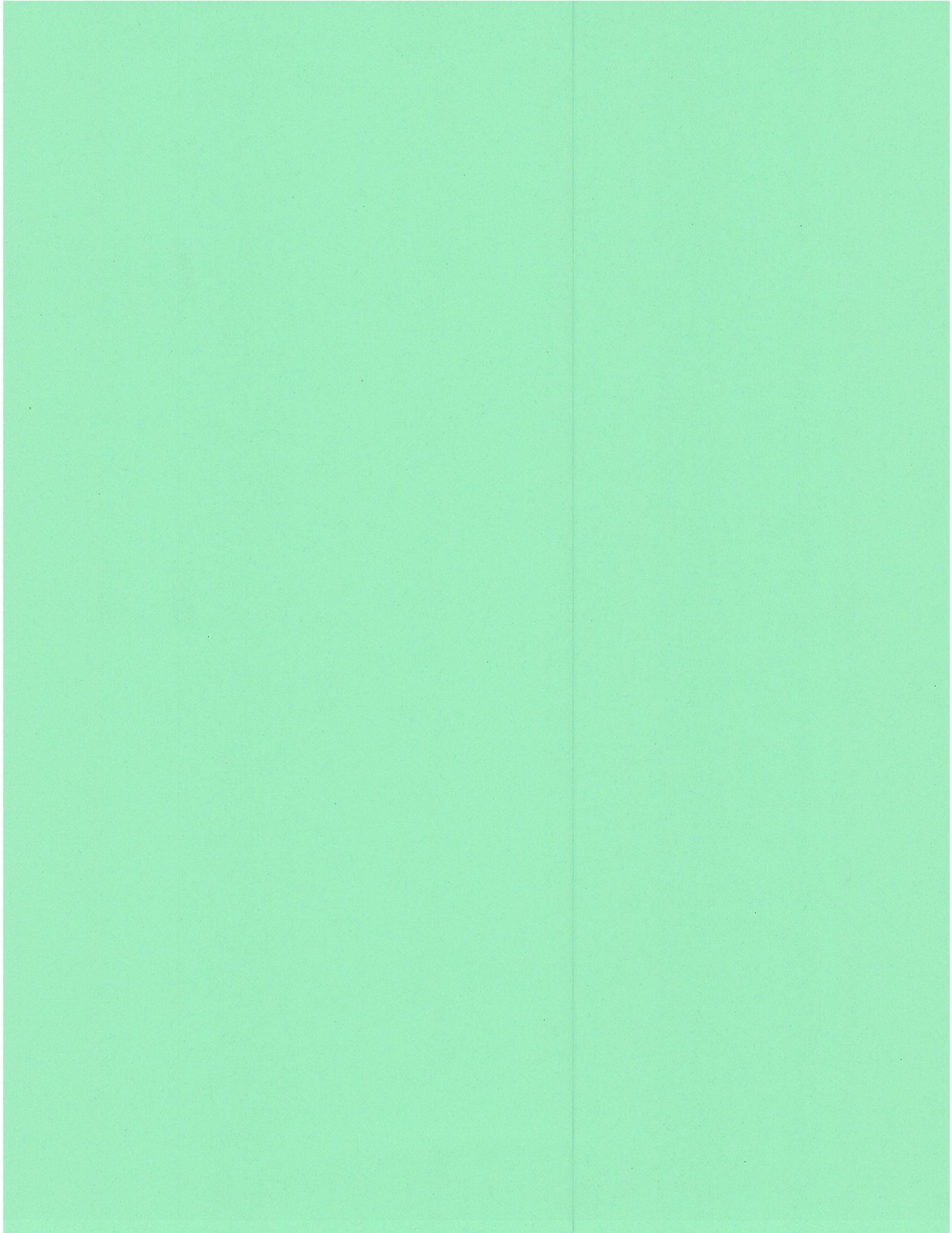


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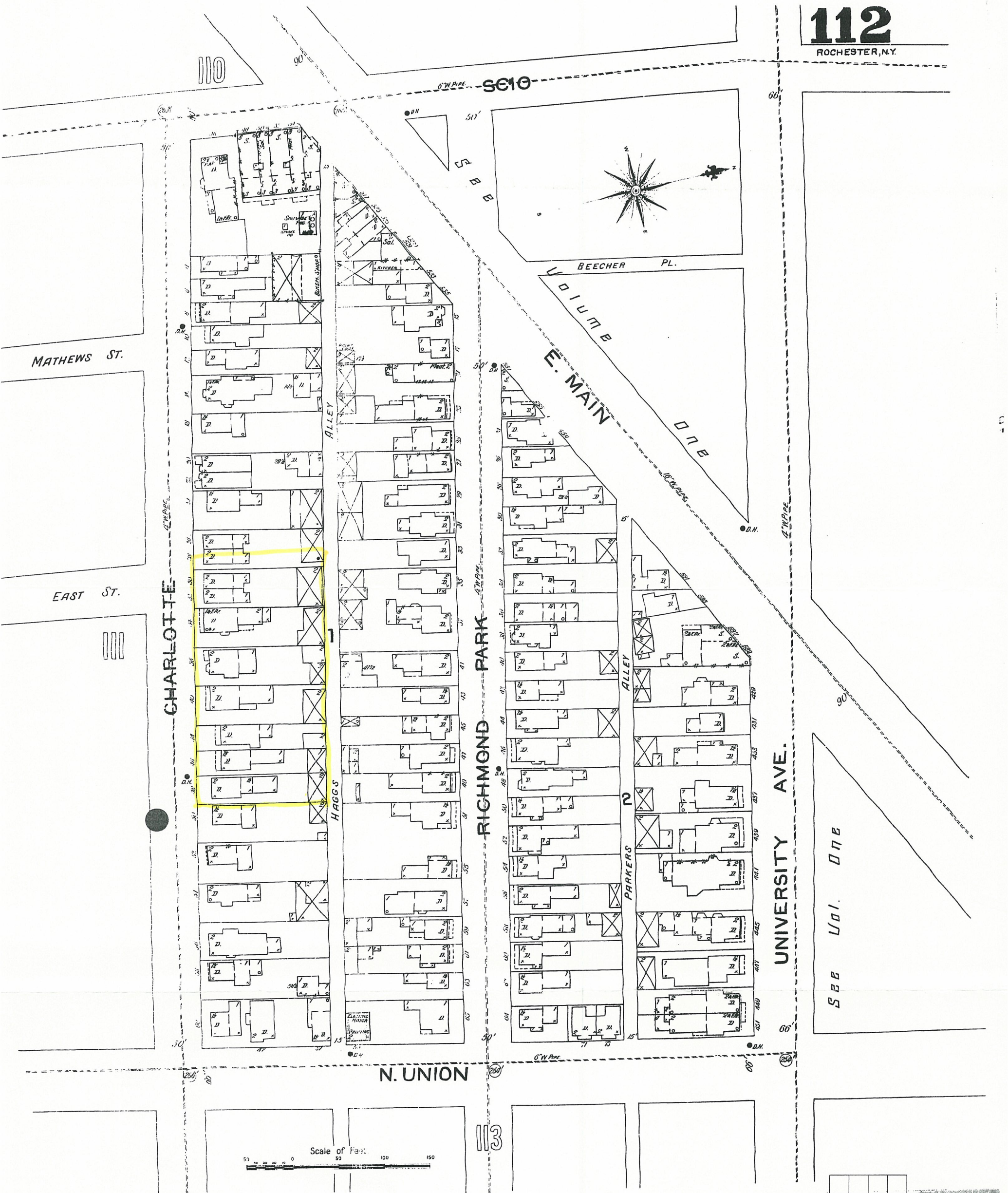
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27-0000
13-510



112
ROCHESTER, N.Y.



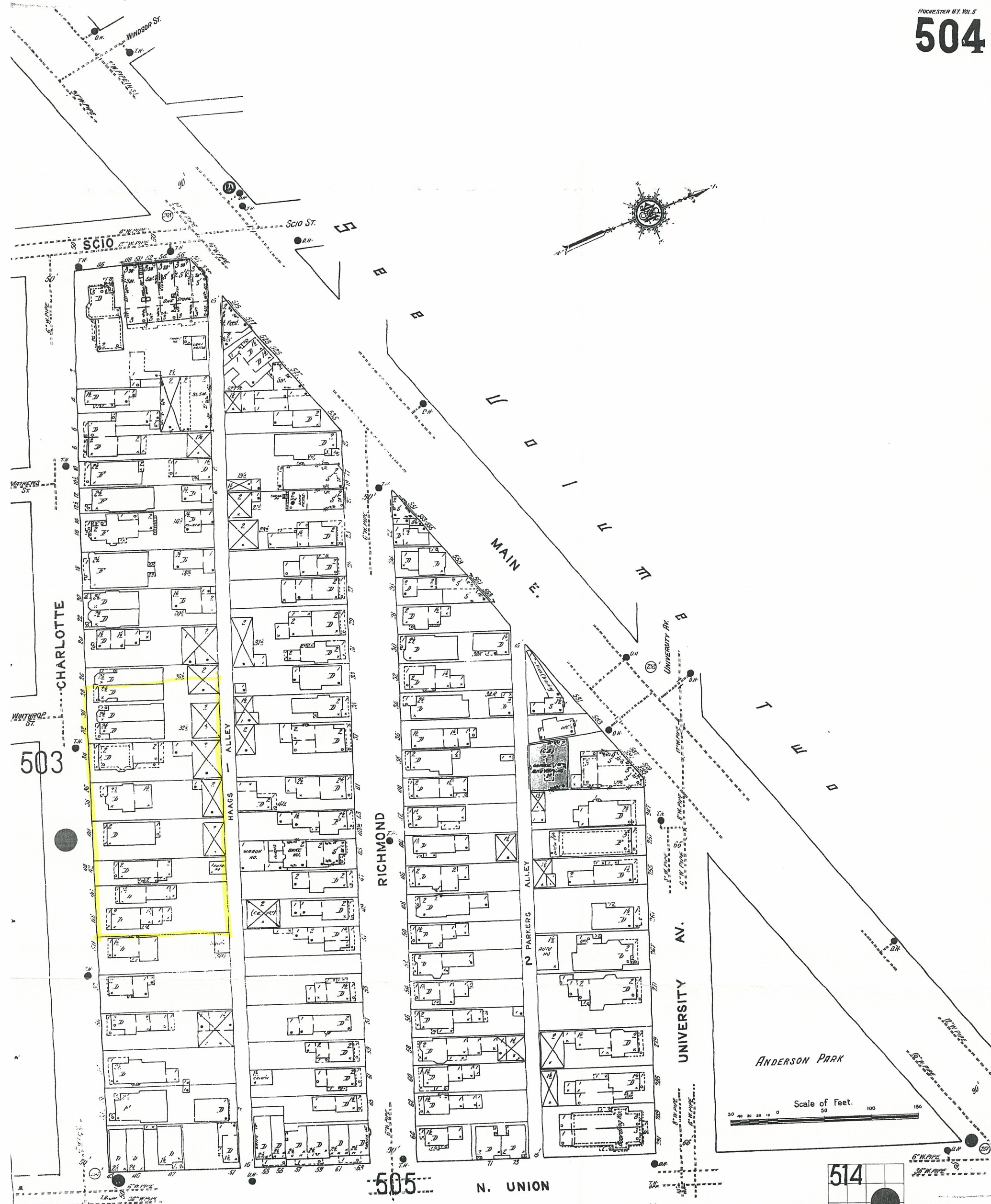
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SANBORN

1892



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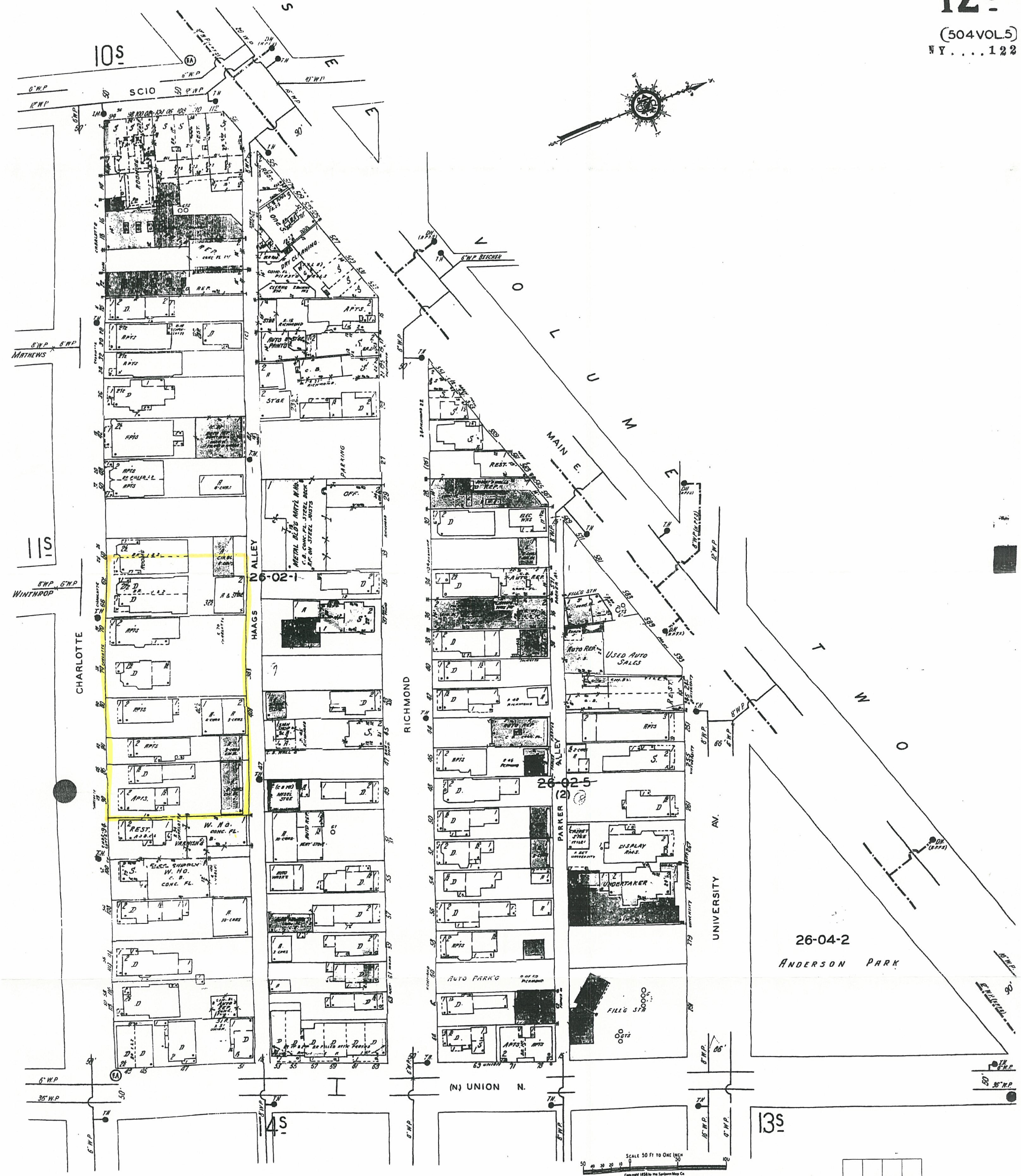
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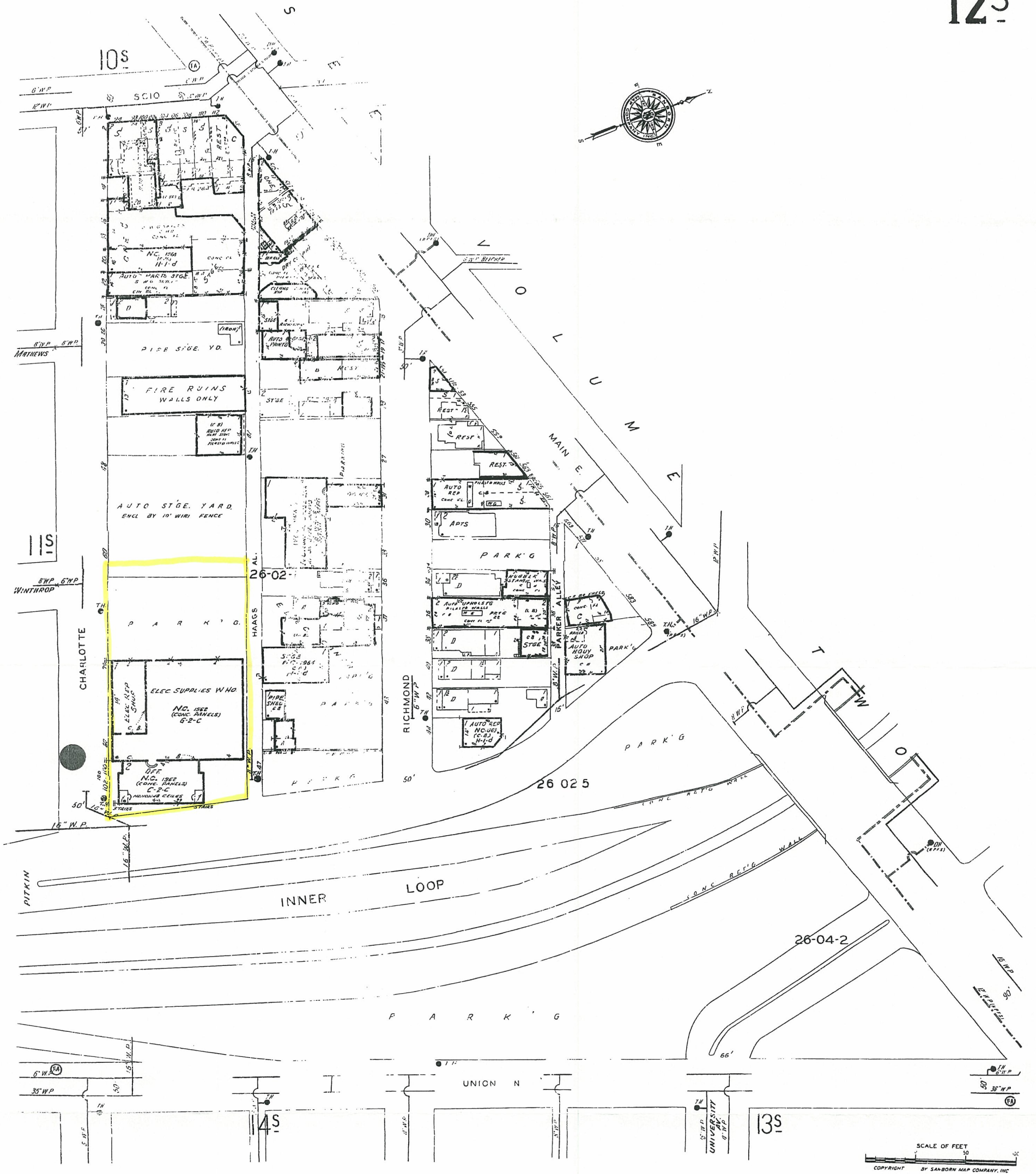
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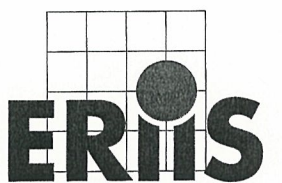
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1950



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111
ROCHESTER, N.Y.

108

WILLIAM ST.

EAST AVE

109

3 UNION ST.

110

SCIO

MATTHEWS

EAST

EAST PARK

N. UNION

112

CHARLOTTE

113

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ADJOINING

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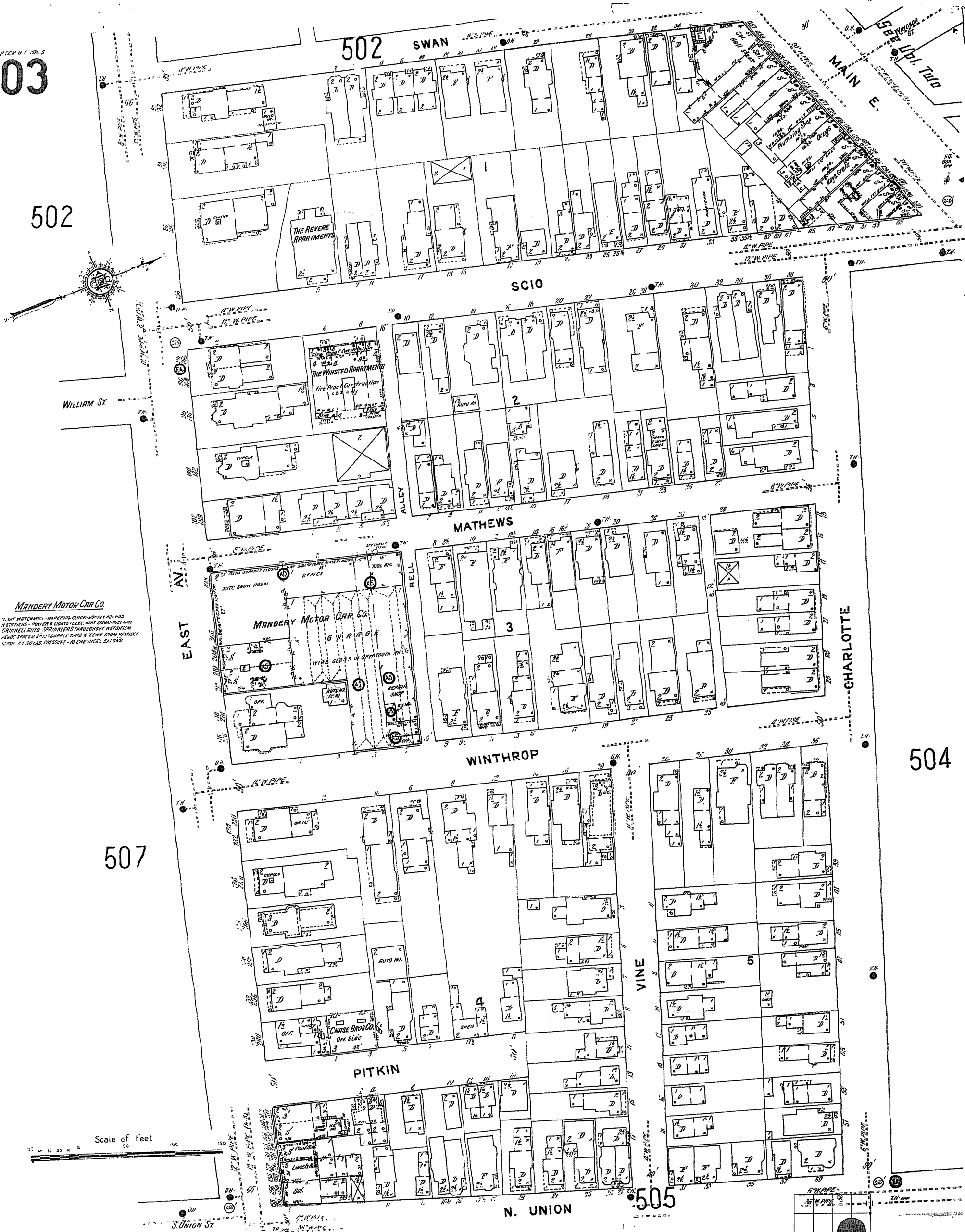
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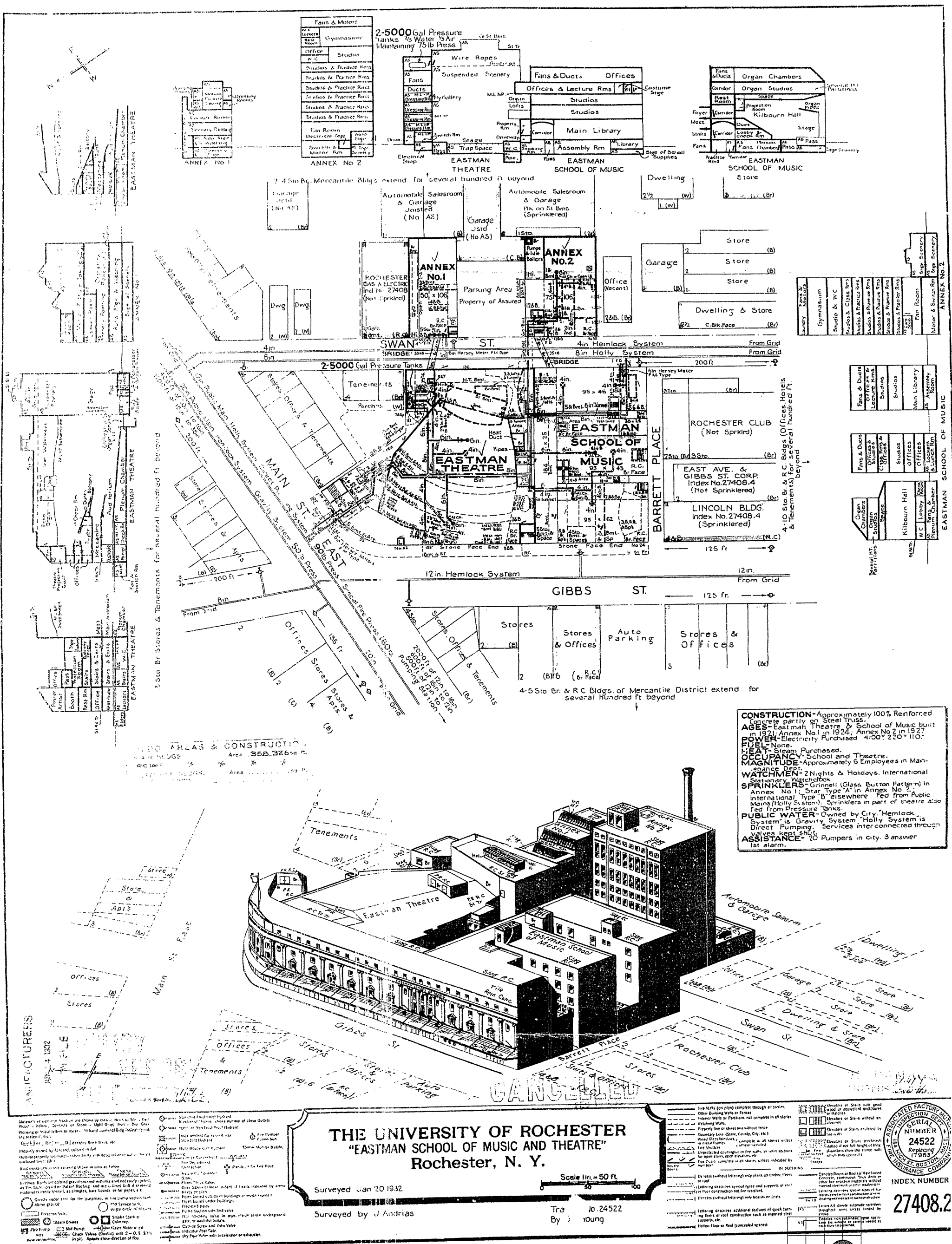


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ADJOINING 1912



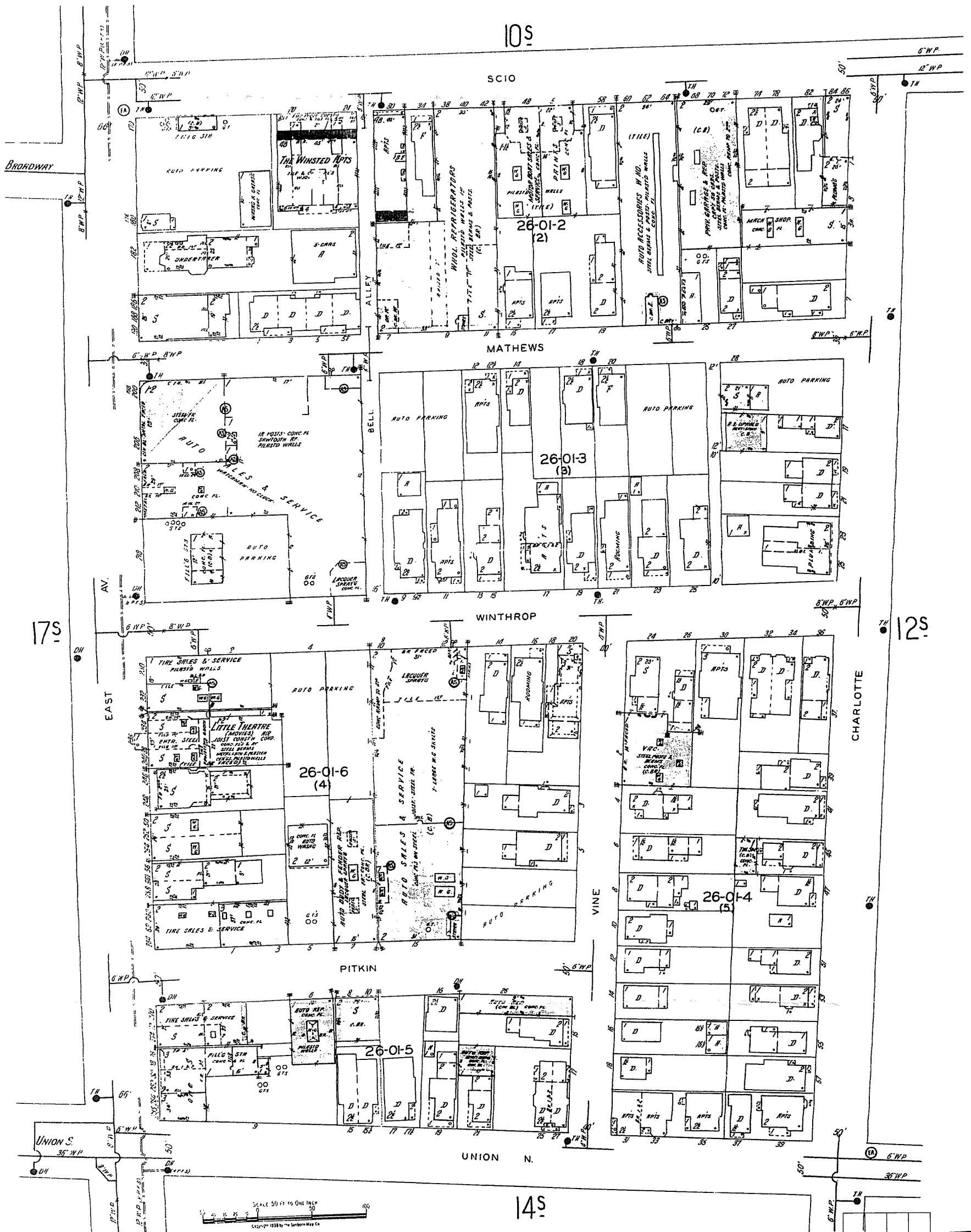
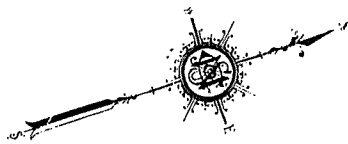
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MANUFACTURERS MUTUAL

1932



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ADJOINING

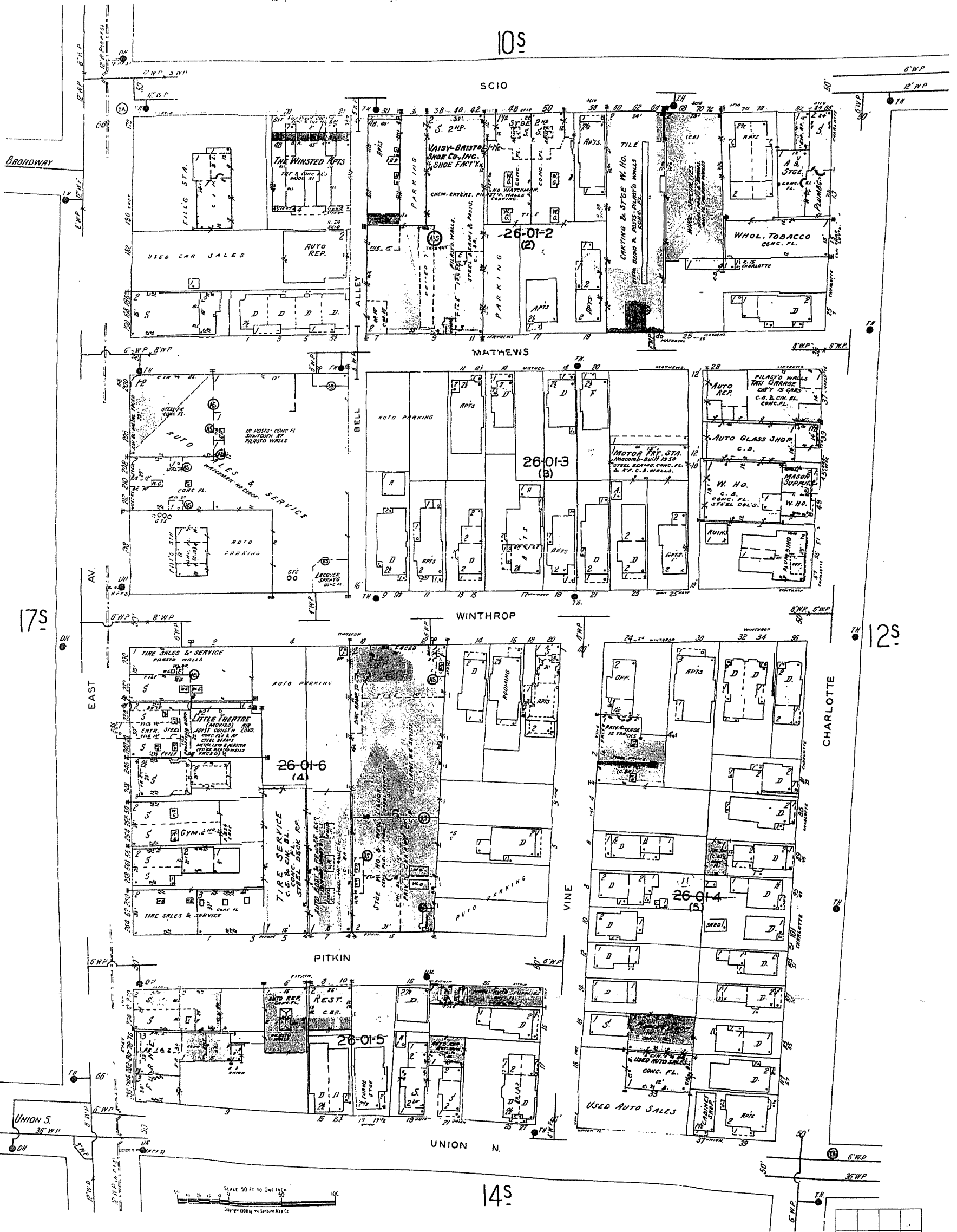
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11S

(503 VOL 5)



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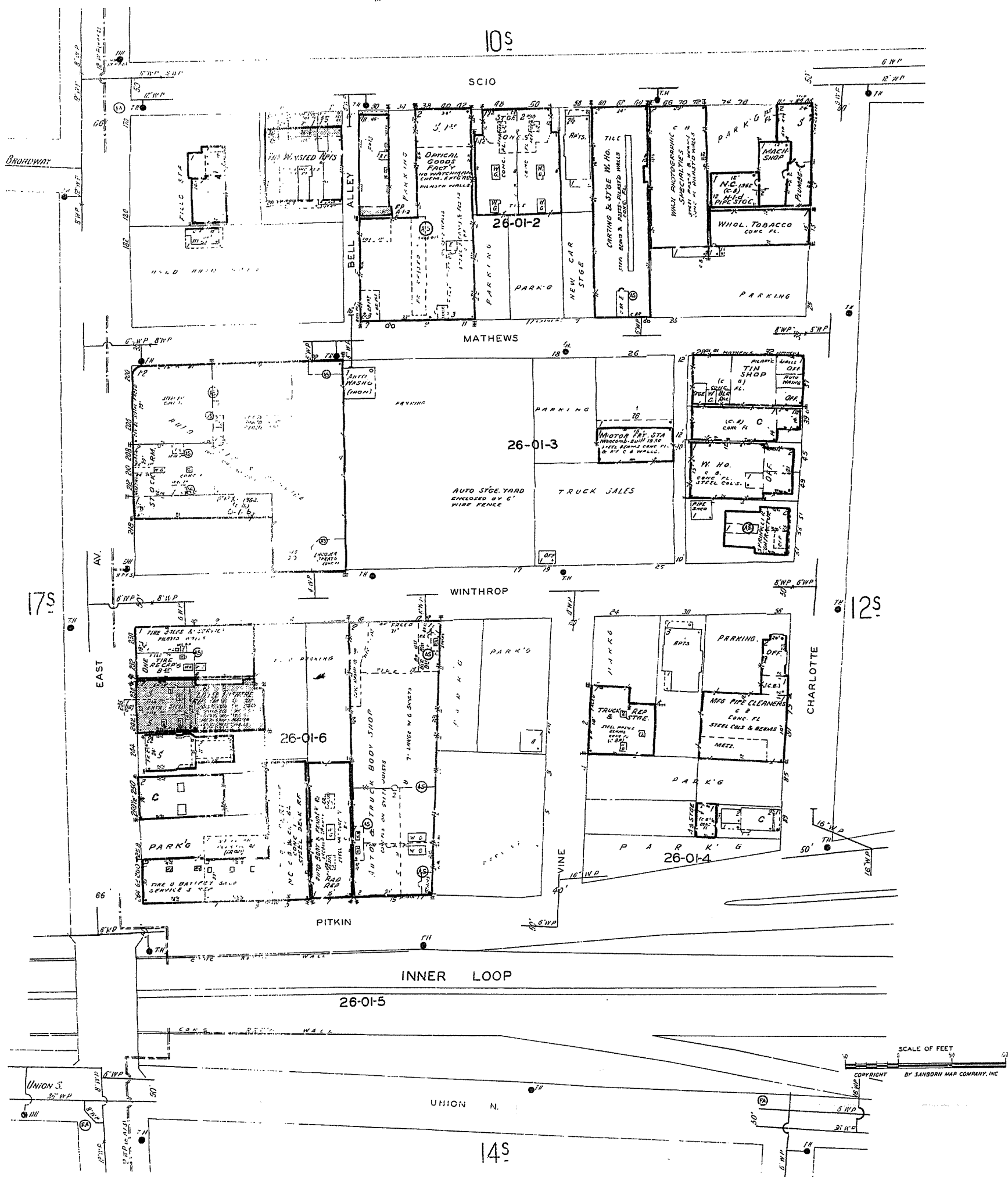
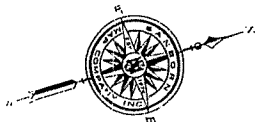


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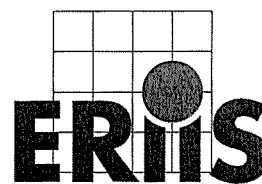
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APPENDIX D

Regulatory Records Documentation



DAY ENVIRONMENTAL, INC.

ENVIRONMENTAL CONSULTANTS
AN AFFILIATE OF DAY ENGINEERING, P.C.

April 30, 2002

Ms. Kim Shutts
NYS DEC
6274 East Avon-Lima Road
Avon, New York 14414

RE: FOIL REQUEST
JOB NUMBER 2936E-02

Dear Ms. Shutts:

This letter is a Freedom of Information Law request for the following location:

OWNERS

Vanderlinde Electric Corp.
Derek Vanderlinde
Frederic Vanderlinde
Charlotte Associates
100 Charlotte St. Corp.
Reynolds Electrical Contracting

PROPERTY*

80-100 Charlotte Street
Rochester, New York

We would appreciate being informed of any environmental records on the above sites.

If you have any questions concerning this matter, please do not hesitate to call. Thank you for your cooperation.

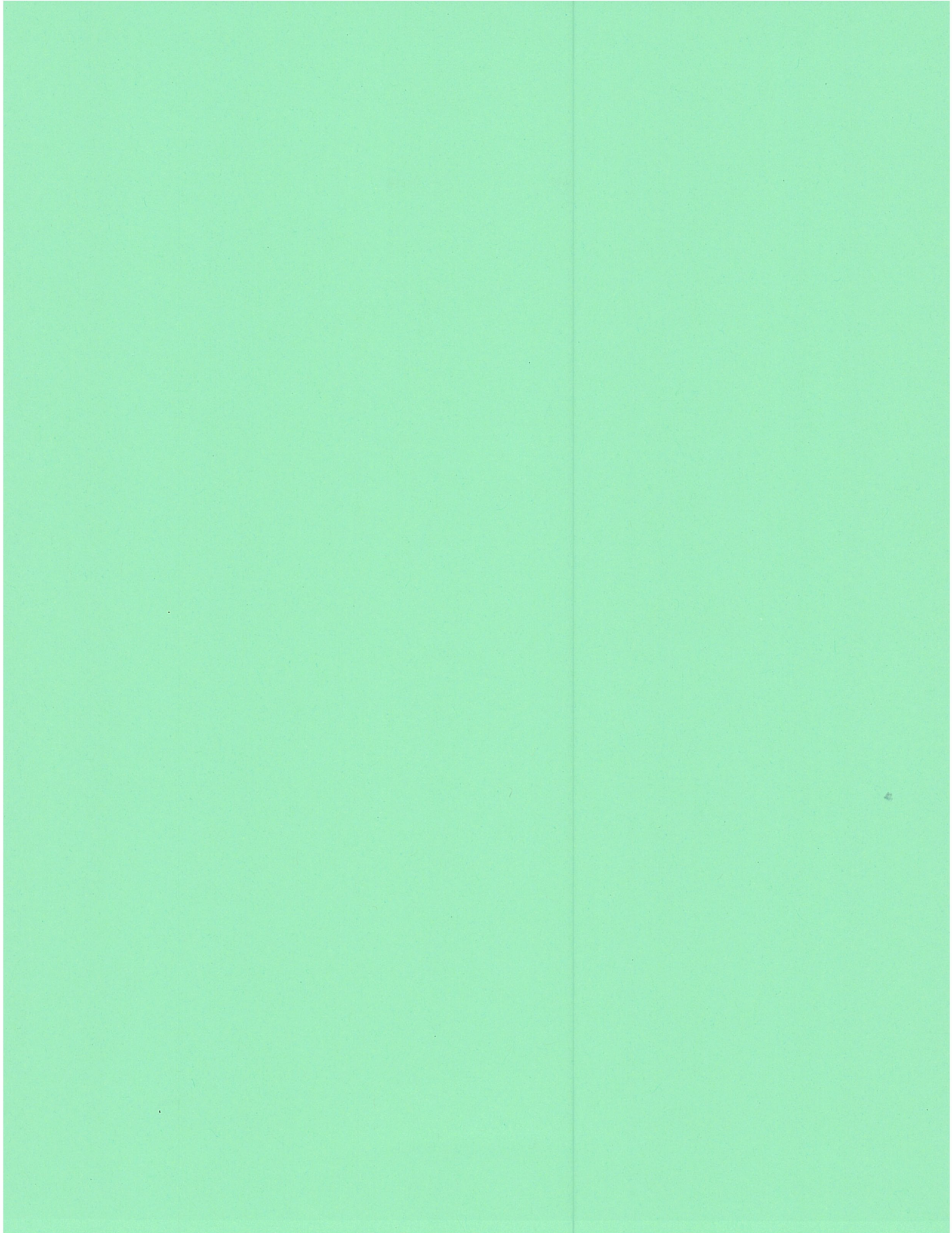
Very truly yours,

Dennis M. Peck

DMP/ab

*Map Attached

FR4584





City of Rochester

Records Access Application

(Please print or type)

Date April 29, 2002

Print Name DENNIS PECK

Representing Day Environmental, Inc.

Telephone (716) 454-0210 ext. 117

Address 40 Commercial Street

Rochester, New York 14614

Signature Dennis M. Peck

I hereby apply to inspect ☐ and/or copy ☒ the following record(s):

VanderLinde Electric
80-100 Charlotte St. *

* Please note: Day is performing this project on behalf of the City of Rochester (Joe Biondello)

Bldg. Dept.: 1. Complaints/violations.
2. Permits,
3. Spills, leaks, environmental issues.

Fire Dept.: 1. Storage tanks.
2. Fire incident reports.
3. Spills, leaks, environmental issues.
4. Hazardous materials.

Return completed application to:

Records Access Officer
Bureau of Communications
City Hall, Room 202A
30 Church Street
Rochester, New York 14614
FAX (716) 428-7069

There is a 25¢ per page charge for copying most records.
For more information on public access to records, call 428-7135.

NOTE: PLEASE DO NOT EXCEED \$10.00 IN COPY CHARGES WITHOUT PRIOR WRITTEN APPROVAL FROM A DAY ENVIRONMENTAL REPRESENTATIVE.

For agency use only

☐ Approved

☐ Denied

☐ Record not Maintained by City

Records Access Officer

Date

For appeal only

If you wish to appeal the Record Access Officer's decision on your application for public access to records, sign below and send this form within 30 days to:

Corporation Counsel
City Hall, Room 400A
30 Church Street
Rochester, New York 14614-1295

I hereby appeal:

Signature

Date

DAY

MEMORANDUM OF TELEPHONE CONVERSATION

PERSON WHO/WE CALLED: _____

COMPANY OR AGENCY: _____

TELEPHONE NUMBER: _____

DATE: _____

TIME: _____

~AM/PM

CALLER: _____

PROJECT: _____

REGARDING: _____

NOTES:

Tax ID# 106.81-2-047.001

Owner: Charlotte Associates

Address - 80 Charlotte St

Lot size 247' x 144' 0.78 acres

Building size 18,988 sf

Years built 1962-1970

ACTION REQUIRED: _____

SUSPENSE DATE: _____ / _____ / _____

1/2

ENTRY ADDRESS: 0080 CHARLOTTE ST SPC ZONE:

SBL NUMBER : 106 . 810 - 0002 - 047 . 001 / 0000

	PMT	ZDC	CFO	ZON	SPM	O/C	C/C	H/C	INJ	C/U
ENTER OPTION NUMBER: _	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(0)
	006	Y	02	01

DOCUMENT#:

ARLM OWNER(S) AND ADDRESS

CHARLOTTE ASSOCIATES

ARLM SPECIAL MAILING

CHARLOTTE ASSOCIATES

100 CHARLOTTE ST

0080 CHARLOTTE ST 14607 ROCHESTER, NY 14607

GIS SBL NO: 1068124701

ASSESSMENT: 488,000

LOT SIZE: 246.70 X 144.31

ACRES: 0.78

OWNER CODE: 0099 - PRIVATE OWNED - NO EXEMPT

MAP NO.: 10 11 12 1

ASM CURR USE: 449 - DISTRIBUTION FACILITY

CENSUS TRACT: 0094.01

ASM PREV USE: -

BLOCK: 106

ZONING: EMUG

/

INS AREA: C05

WARD: 06

DCD AUTH USE: 449 -

SWAN-MONTG DISC#:

PF15-ADDR LIST PF16-SBL# LIST PF17-DOC LIST PF18-DOC DETL

PF19-H/S VIOL PF20-ZPROP SUM

BPPMTQY BIS - BUILDING - PERMITS ISSUED
MORE PERMITS ARE AVAILABLE FOR PARCEL - PRESS PF 8

DATE: 04/26/2002 >

APPLIC. ADDRESS: 0080 CHARLOTTE ST PERMIT NO.: _____
SBL NO.: 106 . 810 - 0002 - 047 . 001 / 0000
PMT#/SFX APL DTE ISS DTE EST COST STATUS/DATE
0080 CHARLOTTE ST
0883713 00/00/00 10/26/88 1900 PMT CMPLT PRE CONVERSION 93/10/18
REMOVE ONE-4,000 GALLON U/G TANK

0882389 00/00/00 07/20/88 500 PMT CMPLT PRE CONVERSION 93/10/18
REPLACE 4" FILL PIPE TO TANK

0301597 00/00/00 03/03/75 100 PMT CMPLT PRE CONVERSION 93/10/18
MAINTAIN 1 2000 GAL GAS TANK DISPENSER

0178838 00/00/00 06/15/62 1500 PMT CMPLT PRE CONVERSION 93/10/18
INSTALL ONE 2500 GAL GAS TANK AND PUMP, PRIVATE STORAGE
USE

PF14-STAT LIST PF15-PMT DETL PF16-PMT EVTS PF17-PMT CONDS
PF18-PROP SUMM PF19-ADDR LIST PF20-CFO LIST PF21-PND/CANC

BPPMTQY BIS - BUILDING - PERMITS ISSUED
END OF DATA

DATE: 04/26/2002 >

APPLIC. ADDRESS: 0080 CHARLOTTE ST PERMIT NO.: _____
SBL NO.: 106 . 810 - 0002 - 047 . 001 / 0000
PMT#/SFX APL DTE ISS DTE EST COST STATUS/DATE
0080 CHARLOTTE ST
0178501 00/00/00 05/03/62 80000 PMT CMPLT PRE CONVERSION 93/10/18
ADDITION TO OFFICE BLDG

0178043 00/00/00 02/20/62 65000 PMT CMPLT PRE CONVERSION 93/10/18
MASONRY WAREHOUSE

PF14-STAT LIST PF15-PMT DETL PF16-PMT EVTS PF17-PMT CONDS
PF18-PROP SUMM PF19-ADDR LIST PF20-CFO LIST PF21-PND/CANC

DATE: 04/26/2002 *

ENTRY ADDRESS: 0080 CHARLOTTE ST
SBL NO: 106 . 810 - 0002 - 047 . 001 / 0000
DOCUMENT:

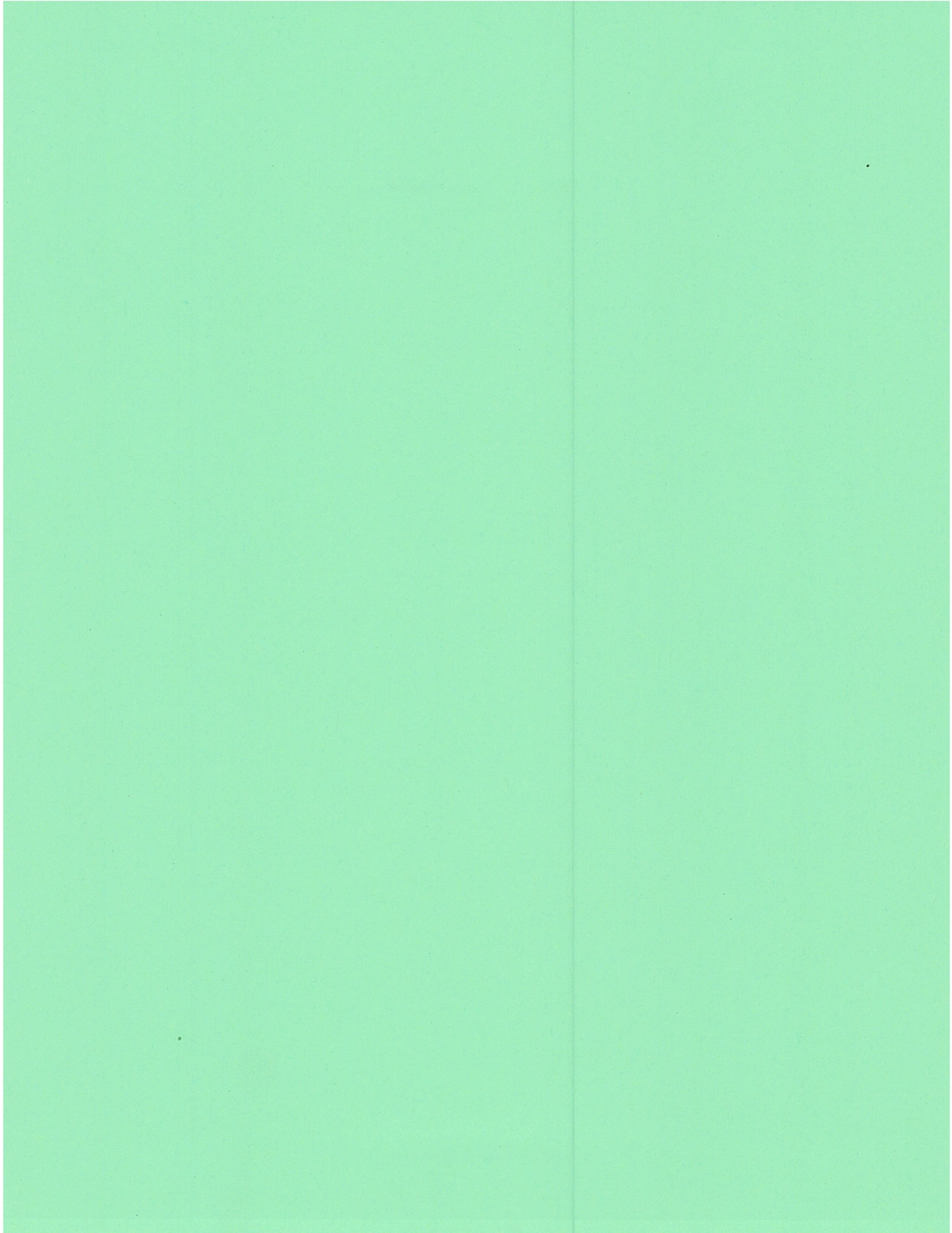
CONDITIONS:

CONDITIONS:

PF14-PROP SUMM PF15-ADDR LIST PF16-SBL# LIST
PF18-C/O DETL PF19-PMT LIST PF20-CZC LIST

106 810 0002 047 001 0000 00 1 SF P 00	CT/B-AD 0094.01 106 06 DISC
0080 CHARLOTTE ST 14607	USE 449 99 SF 18,988 YR 1962-1970
- OWNER & MAILING INFORMATION - MISC. - - - - - ASSESSMENT DATA - - - - -	
CHARLOTTE ASSOCIATES	RS - SS CURRENT TAXABLES
	1 - 9 LAND 139,900 COUNTY 488,000
	ACT HSC TOTAL 488,000 CITY 488,000
100 CHARLOTTE ST	A - N PRIOR SCHOOL 488,000
	NGBHD LAND 139,900 BANK CODE
ROCHESTER, NY 14607 00009	TOTAL 488,000 MORTGAGE
	INVESTOR 00000
- - - - - SALES INFORMATION - - - - - - - DIMENSIONS - - - COORDINATES - -	
PRICE 1 DEED Q DATE 040695	F 246.70 D 144.31 E 411450 N 152190
BOOK 8595 PAGE 72 CTL# 9999999	ACRES 0.78 SP/MRG 00000000 IR LT I
PR OWNER CHARLOTTE ASSOCIATES	- - - - - SPECIAL DISTRICTS - - - -
- - - - - EXEMPTIONS - - - - -	SPC UNITS PCT TYPE VALUE
CODE AMOUNT PCT IY TY HC	SC400 307.00 .0000 0.00
	RP600 307.00 .0000 0.00
	SP700 247.00 .0000 0.00
	HSR00 247.00 .0000 0.00
	DG100 0.00 .0000 0.00
	0.00 .0000 0.00

* NO EXISTING EXEMPTIONS *



IN-HOUSE RECORDS CHECKLIST
(Map of Assessment Location to be provided by Assessor)

Job # 2936E-02 Assessor D Peck

Completed by Smr

Property Address 800-100 Charlotte St.

Rochester NY

Vanderlinde Electric (Zip Code) 14607

Region 8 County: Monroe

Date Submitted 4/29/02 Date Needed 5/2/02

Names and Addresses of Assessed and Adjoining Properties:

AP) Vanderlinde Electric

N) Haags Alley 29-37 ^{Richmond St.} Charlotte St Mauers Co.

S) Nix Rubber Stamp 81 Charlotte St

E) Inver Loop

W) Vacant land ~70 Charlotte St

RECORDS REVIEW:

NPL:

Assessed Property: _____

1-Mile Radius: _____

CERCLIS (Active):

Assessed Property: _____

1/2-Mile Radius: _____

CERCLIS NFRAP:

Assessed Property: _____
Adjoining Property: _____

TSDFs (Treatment, Storage and Disposal Facilities)

Assessed Property: _____
1/2-Mile Radius: _____

RCRA GENERATORS:

Assessed Property: Duyp 005802715 - Vanderlinde Electric Corp - 100 Charlotte St (inactive)
Adjoining Properties: _____

CORRACTS:

Assessed Property: _____
1-Mile Radius: _____

ERNS (Emergency Response Notification System)

Assessed Property: No

NYSDEC Inactive Hazardous Waste Disposal Sites:
(NYSDEC Report and Site Map attached)

Assessed Property: No

1-Mile Radius: 1) 828088 - Davis - Howard Oil Corp - 200 Anderson Ave (7.8 EISE)

HAZARDOUS SUBSTANCE WASTE DISPOSAL SITES:
(NYSDEC Report and Site Map attached)

Assessed Property: _____

0.5-Mile Radius: _____

None

NYSDEC Solid Waste Facilities (Permitted Facilities/Landfills):
(list type of waste accepted at site)

Assessed Property: _____

1/2-Mile Radius: _____

No

1) 28013-16+E-89 East Ave (~.35 SW)

FEDERAL UST:

Assessed Property: _____

Adjoining Properties: _____

None

HISTORICAL NAMES TO CHECK (1974-1983):

Vanderhede - No

SPILLS (MONTHLY UPDATES – REGION 8):

1-1-02 to 3-31-02 (updated 4-8-02)

Assessed Property: _____

1/2-Mile Radius: _____

No

1) 0170546-East Main Sunoco - 895 E. Main St (~.5 ENE)

Records Review
Page 4

ROCITY

Job # 2936 E-02 Assessor Peck

Completed by RICH M.

Property Address 80-100 Charlotte St

Rochester NY

Vanderlinde Electric (Zip Code)

Region 8 County: Monroe

Date Submitted 4/29/02 Date Needed 5/2/02

Names and Addresses of Adjoining Properties:

45T
AP 8-227102

N) Hagge Alley then 29-37 ~~Charlotte St~~ ^{Richmond} Monroe Co.

S) Nix Rubber Stamp 81 Charlotte St

E) Inner Loop

W) Vacant Land ~70 Charlotte St.

HISTORICAL NAMES TO CHECK (1974-1983):

Vanderlinde Electric

NYSDEC PBS (assessed property and adjoining properties)

1. 8-227102 VANDERLINDE ELEC. CORP.
100 CHARLOTTE ST, Ø TANKS

Records Review
Page 5

NYSDEC MOSF: (assessed property and adjoining properties)

None

NYSDEC CBS: (assessed property and adjoining properties)

NONE

Summary of Spills

Total Number of Spills within a 0.5-mile Radius: 145

Active Mappable Spills: 19

Active Unmappable Spills: 2

Closed/Inactive Mappable Spills: 98

Closed/Inactive Unmappable Spills: 26

NYSDEC Spills/Leaking Storage Tank (LST):
 (Assessed property and ½ mile radius)

	Spill Number	Spill Address	Spill Date	Spill Status	Direction/Distance	Mappable (Yes/No)
1	0070044	14 - 16 Charlotte St.	4/19/00	A	.1mi W ✓	Y
2	9608064	180 Charlotte St.	9/27/96	C	.1mi E	Y
3	9870353	180 Charlotte St.	12/1/98	A	.1mi E ✓	Y ✓
4	8602617	182 Charlotte St.	7/22/86	C	.1mi E	Y
5	8809249	182 Charlotte St.	9/1/88	C	.1mi E	Y
6	8709611	182 - 184 Charlotte St.	2/12/88	C	.1mi E	Y
7	0070043	26 - 60 Charlotte St.	4/19/00	A	.1mi W ✓	Y
8	0170101	37 Charlotte St.	5/18/01	A	<i>adjoining</i> .1mi W ✓	Y
9	9406768	24 Winthrop St.	8/18/94	CI	.1mi SW	Y
10	7681103	24 Windsor St.	9/21/76	C	.2mi NW	Y
11	9101785	39 Delevan St.	5/7/91	C	.4mi NW	Y
12	9307652	39 Delevan St.	9/23/93	C	.4mi NW	Y
13	9516382	98 Grove St.	3/20/96	CI	.3mi NW	Y
14	8800329	26 Gibbs St.	4/9/88	C	.25mi W	Y
15	9609472	26 Gibbs St.	6/12/96	CI	.25mi W	Y
16	9405270	40 East Main St. & Stillson	7/17/94	C	.3mi W	Y
17	0070376	Stillson St./Achilles St.	9/8/00	A	.3mi W ✓	Y
18	9714156	25 Franklin St.	3/20/98	CI	.4mi W	Y
19	9010284	167 Liberty Pole Way	12/21/90	C	.4mi NW	Y
20	8602340	Atlas St. & Elm St.	7/9/86	C	.4mi SW	Y

NYSDEC Spills/Leaking Storage Tank (LST):
 (Assessed property and ½ mile radius)

	Spill Number	Spill Address	Spill Date	Spill Status	Direction/ Distance	Mappable (Yes/No)
21	8504348	Elm St. & Chestnut St.	3/6/86	C	.3mi SW	Y
22	8607332	110 Savannah St.	3/3/87	C	.25mi S	Y
23	0070490	110 Savannah St.	9/29/00	A	.25mi S	Y
24	9710060	100 Clinton Ave.	11/19/97	CI		N
25	8180903	37 Clinton Ave.	9/2/81	C		N
26	8804512	Clinton Ave. & Broad St.	8/22/88	C	.5mi SW	Y
27	9310795	Clinton Ave. & Broad St.	12/3/93	C	.5mi SW	Y
28	9002320	Clinton Ave.	5/29/90	C		N
29	8706594	Clinton Ave. & Broad St.	11/3/87	C	.5mi SW	Y
30	8805740	South Clinton Ave.	10/6/88	C		N
31	8700130	South Clinton Ave.	4/3/87	C		N
32	9610065	111 Woodbury Blvd.	11/8/96	C	.5mi SW	Y
33	9401797	130 Chestnut St.	5/5/94	C	.4mi SW	Y
34	8603358	185 N. Chestnut St.	8/20/86	C		N
35	9870153	East Main St./Chestnut St.	9/8/98	CI	.25mi W	Y
36	9213188	Stone St. & Chestnut St.	2/20/93	C		N
37	9111916	East Broad St.	2/19/92	C		N
38	9702324	East Ave. & Pitkin St.	5/22/97	A	.1mi S	Y
39	9801260	120 East Ave.	4/21/98	CI	.2mi SW	Y
40	8402767	191 East Ave.	1/16/85	C	.2mi SW	Y

NYSDEC Spills/Leaking Storage Tank (LST):
 (Assessed property and ½ mile radius)

	Spill Number	Spill Address	Spill Date	Spill Status	Direction/ Distance	Mappable (Yes/No)
41	8605335	200 East Ave.	11/21/86	C	.2mi SW	Y
42	9601206	200 East Ave.	4/19/96	A	.2mi SW	Y
43	8181221	246 East Ave.	12/21/81	C	.1mi S	Y
44	9412387	293 - 297 East Ave.	12/14/94	CI	.2mi SE	Y
45	9608895	321 East Ave.	10/16/96	C	.2mi SE	Y
46	0170477	339 East Ave.	12/19/01	A	.2mi SE	Y
47	9808189	89 East Ave.	10/2/98	CI	.3mi W	Y
48	9802157	89 East Ave.	5/19/98	A	.3mi W	Y
49	9970676	89 East Ave.	3/15/00	CI	.3mi W	Y
50	0070143	89 East Ave.	6/1/00	CI	.3mi W	Y
51	0070559	89 East Ave.	1/10/01	CI	.3mi W	Y
52	8403221	East Ave.	8/23/84	C		N
53	8200963	East Ave.	8/31/82	C		N
54	8382113	East Ave.	1/13/83	CI		N
55	8282831	East Ave. & Main St.	8/31/82	C	.4mi W	Y
56	9105502	86 Scio St.	8/20/91	CI	.1mi W	Y
57	9204092	Scio St. & Lewis St.	7/8/92	C	.5mi N	Y
58	9408654	200 East Main St.	9/28/94	C	.5mi W	Y
59	9311748	202 East Main St.	12/31/93	C	.5mi W	Y
60	9502907	252 Main St.	6/7/95	C		N

NYSDEC Spills/Leaking Storage Tank (LST):
 (Assessed property and ½ mile radius)

	Spill Number	Spill Address	Spill Date	Spill Status	Direction/ Distance	Mappable (Ycs/No)
61	0070067	28 East Main St.	5/2/00	CI	>.5mi	Y
62	8080505	375 East Main St.	5/6/80	C	.3mi W	Y
63	0070422	444 East Main St.	9/9/00	CI	.2mi W	Y
64	8383328	550 East Main St.	3/28/83	A	.1mi NW	Y ✓
65	9212469	550 East Main St.	2/2/93	C	.1mi NW	Y
66	9415772	550 East Main St.	1/1/93	CI	.1mi NW	Y
67	9600070	550 East Main St.	5/6/93	A	.1mi NW	Y ✓
68	8902893	581 - 583 East Main St.	6/20/89	C	.1mi N	Y
69	0009196	658 East Main St.	11/9/00	A	.2mi NE	Y ✓
70	9414086	690 East Main St.	1/12/95	A	.2mi NE	Y ✓
71	8905968	699 East Main St.	9/17/89	C	.2mi NE	Y
72	8909914	699 East Main St.	1/12/90	C	.2mi NE	Y
73	9610166	718 East Main St.	11/13/96	CI	.25mi NE	Y
74	9509590	727 East Main St.	11/1/95	CI	.25mi NE	Y
75	8702842	785 East Main St.	7/9/87	C	.3mi NE	Y
76	8805817	795 East Main St.	10/7/88	C	.3mi NE	Y
77	9503707	795 East Main St.	6/26/95	A	.3mi NE	Y ✓
78	8700092	895 East Main St.	4/3/87	C	.5mi NE	Y
79	9111798	East Main St.	2/15/92	C		N
80	0106410	Main St.	9/18/01	C		N

NYSDEC Spills/Leaking Storage Tank (LST):
 (Assessed property and ½ mile radius)

	Spill Number	Spill Address	Spill Date	Spill Status	Direction/ Distance	Mappable (Yes/No)
81	8080918	Main St.	9/18/80	C		N
82	7980904	East Main St.	9/4/79	C		N
83	0170192	123 – 125 University Ave.	5/1/01	CI	.2mi NW	Y
84	9208884	158 University Ave.	10/30/92	C	.2mi NW	Y
85	9010223	177 University Ave.	12/20/90	C	.2mi NW	Y
86	9104145	20 University Ave.	7/12/91	C	.4mi NW	Y
87	9009284	200 University Ave.	7/4/90	A	.1mi N	Y /
88	8710065	University Ave.	2/26/88	C		N
89	7580312	University Ave.	3/12/75	C		N
90	9104369	University Ave.	7/23/91	C		N
91	9113243	University Ave.	3/23/92	A		N
92	9214364	University Ave.	3/29/93	C		N
93	8603560	304 – 308 Andrews St.	8/29/86	C	.5mi NW	Y
94	8400017	414 Andrews St.	4/2/84	C	.4mi NW	Y
95	9870059	414 Andrews St.	8/6/98	CI	.4mi NW	Y
96	8603686	430 Andrews St.	8/29/86	C	.4mi NW	Y
97	8908904	28 South Union St.	12/7/89	C	.25mi S	Y
98	8401848	28 South Union St.	10/11/84	C	.25mi S	Y
99	8708363	56 North Union St.	12/28/87	C	.1mi E	Y
100	8710599	56 North Union St.	3/18/88	C	.1mi E	Y

NYSDEC Spills/Leaking Storage Tank (LST):
 (Assessed property and ½ mile radius)

	Spill Number	Spill Address	Spill Date	Spill Status	Direction/ Distance	Mappable (Yes/No)
101	9511152	North Union St. & Augusta St.	12/4/95	CI	.5mi NE	Y
102	9710786	North Union St.	12/22/97	A		N
103	9970116	439 Central Ave.	5/31/99	A	.5mi NW	Y ✓
104	9970147	439 Central Ave.	6/9/99	CI	.5mi NW	Y
105	9213046	444 Central Ave.	2/18/93	C	.5mi NW	Y
106	9007141	54 Weld St.	9/28/90	C	.4mi N	Y
107	9505099	41 Woodward St.	7/14/95	C	.4mi N	Y
108	9506033	101 Ontario St.	8/16/95	C	.4mi N	Y
109	9706234	117 Ontario St.	8/20/97	CI	.4mi N	Y
110	9600071	125 Ontario St.	4/1/96	CI	.4mi NE	Y
111	9702014	140 Ontario St.	5/8/97	C	.4mi NE	Y
112	9011734	9 Ontario St.	2/7/91	C	.5mi NW	Y
113	8911396	Ontario St. North - Finney	3/2/90	C	.5mi N	Y
114	9010672	143 Davis St.	1/4/91	C	.5mi N	Y
115	8704112	18 Champeney Ter.	8/17/87	C	.5mi NE	Y
116	9006642	18 Champeney Ter.	9/14/90	C	.5mi NE	Y
117	9011654	18 Champeney Ter.	2/6/91	C	.5mi NE	Y
118	8181865	Champeney Ter. By Union St.	3/16/82	CI	.5mi NE	Y
119	8601462	106 Prince St.	5/30/86	C	.4mi NE	Y
120	9504103	22 Prince St.	6/29/95	C	.3mi E	Y

NYSDEC Spills/Leaking Storage Tank (LST):
 (Assessed property and ½ mile radius)

	Spill Number	Spill Address	Spill Date	Spill Status	Direction/ Distance	Mappable (Yes/No)
121	9970637	45 Prince St.	2/23/00	C	.3mi E	Y
122	9005489	50 Prince St.	8/17/90	C	.3mi E	Y
123	9206618	8 Prince St.	9/4/92	C	.3mi SE	Y
124	9502629	94 Prince St.	5/30/95	C	.4mi NE	Y
125	8903417	99 Prince St.	6/11/89	C	.4mi NE	Y
126	8605615	224 Alexander St.	12/4/86	C	.5mi S	Y
127	9103828	224 Alexander St.	7/9/91	C	.5mi S	Y
128	9110238	224 Alexander St.	12/21/91	C	.5mi S	Y
129	9400032	233 Alexander St.	3/31/94	C	.5mi S	Y
130	9106591	244 Alexander St.	9/18/91	C	.5mi S	Y
131	9800288	267 Alexander St.	4/3/98	A	.4mi S	Y
132	9702006	277 Alexander St.	1/18/97	A	.3mi SE	Y
133	8906830	366-A Alexander St.	9/29/89	C	.2mi E	Y
134	9213431	410 Alexander St.	3/4/93	C	.25mi NE	Y
135	0170251	410 Alexander St.	7/29/01	CI	.25mi NE	Y
136	9307920	835 Alexander St.	9/29/93	C		N
137	9103386	Alexander St.	6/25/91	C		N
138	9201889	Alexander St.	5/15/92	C		N
139	9412533	38 Birch Cres.	12/18/94	C	.5mi NE	Y
140	9213434	100 College Ave.	3/4/93	C	.5mi E	Y

NYSDEC Spills/Leaking Storage Tank (LST):
(Assessed property and ½ mile radius)

[illegible]

NYSDEC SPILL REPORT FORM



DEC REGION# 8 (Avon) SPILL NUMBER 9802157
 SPILL NAME: ROCHESTER GAS & ELECTRIC DEC LEAD: JM
 CALLER'S NAME: _____ NOTIFIER'S NAME: _____
 CALLER'S AGENCY: _____ NOTIFIER'S AGENCY: _____
 CALLER'S PHONE: _____ EXT. _____ NOTIFIER'S PHONE: _____ EXT. _____

SPILL DATE: 05/19/1998 TIME: 11:15
 CALL RECEIVED DATE: 05/19/1998 TIME: 12:01 RECEIVED BY CID #: 999

Material Spilled	Mat. Class	Am't Spilled	Units	Am't Recovered
1) GASOLINE	Pet-Haz-Other-Unk.	Unknown	Gal - Lbs <u>0</u>	Unknown
2) _____	Pet-Haz-Other-Unk.	_____	Gal - Lbs _____	_____
3) _____	Pet-Haz-Other-Unk.	_____	Gal - Lbs _____	_____
4) _____	Pet-Haz-Other-Unk.	_____	Gal - Lbs _____	_____

SPILL LOCATION

PLACE: ROCHESTER GAS & ELECTRIC
 STREET: 89 EAST AVENUE
 T/C/V: ROCHESTER CO: MONROE
 CONTACT: KEVIN HYLTON
 PHONE: (716) 724-8428 EXT. _____

POTENTIAL SPILLER

NAME: ROCHESTER GAS & ELECTRIC
 STREET: 89 EAST AVENUE
 CITY: ROCHESTER
 STATE: NY ZIP: 14649-
 CONTACT: KEVIN HYLTON
 PHONE: (716) 724-8428 EXT. _____

SPILL CAUSE

Human Error Tank Test Failure * Tank Failure
 Traffic Accident Housekeeping Tank Overfill
 Equipment Failure Deliberate Other
 Vandalism Abandoned Drums Unknown

SPILL SOURCE

Gas Station Private Dwelling Non-Maj Facility
 Passenger Vehicle Vessel Comm/Ind ist
 Comm. Vehicle Railroad Car Non-Comm/Instit
 Tank Truck Major Facility Unknown

RESOURCE AFFECTED

On Land Groundwater Air
 In Sewer Surface Water **

SPILL REPORTED BY

Responsible Party Tanker Local Agency
 Affected Persons DEC Federal Gov't
 Police Department Citizen Other
 Fire Department Health Dept.

CALLER REMARKS: WHILE REMOVING AN 8000 GALLON UNDERGROUND GASOLINE TANK, CONTAMINATED SOIL WAS ENCOUNTERED. RG&E BELIEVES CONTAMINATION IS FROM A FORMER TANK. SOILS ARE BEING PLACED IN ROLL OFF. SAMPLES ARE TO BE TAKEN OF THE PIT. FAXED TO MCHD.

PBS Number	Tank Number	Tank Size	Test Method	Leak Rate
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

PRIMARY CONTACT CALLED DATE: _____ TIME: _____ REACHED DATE: _____ TIME: _____ hrs.
 SECONDARY CONT. CALLED DATE: _____ TIME: _____ FAXED BY CID#: _____

PIN #	T & A	Cost Center	ISR to Central Office
Cleanup Ceased	Meets St'ds	NO Last Inspection	Penalty
RP-CUI	ENF-INIT	INVS-COM	CAP
UST Trust Eligible	NO	Site: A B <u>C</u> D E	Resp. Party 1 2 3 4 <u>5</u> 6 Reg Close Date

Created on 05/19/1998 Last Updated on 07/03/2001 Is Updated? NO

Date Printed: 05/02/2002

DATA INPUT []

DEC REMARKS

11/25/98: In response to Joe M's ltr to RG&E, Kevin Hylton/GNNA wants DEC to reconsider request for installation of a bedrock well. TCLP organics totalled 0.7ppm and no other sample collected from site exceeded this number. He feels it is likely to represent the highest possible gw level. Due to organic carbon content in soil, it is likely to be lower. Would rather spend \$5k at a site that would give environmental benefit. DEC to get back w/response.

11/23/2000: JM SPOKE TO STEVE MULLIN. BIDS ARE BEING OBTAINED TO DELINIATE THE EXTENT OF CONTAMINATION DISCOVERED WHEN TRENCHING FOR UTILITIES. CONTAMINATION POSSIBLY RELATED TO THIS SPILL.

NYSDEC SPILL REPORT FORM



DEC REGION# 8 (Avon) SPILL NUMBER 0070376
 SPILL NAME: STILLSON STREET GARAGE DEC LEAD: MZ
 CALLER'S NAME: _____ NOTIFIER'S NAME: _____
 CALLER'S AGENCY: _____ NOTIFIER'S AGENCY: _____
 CALLER'S PHONE: _____ EXT. _____ NOTIFIER'S PHONE: _____ EXT. _____

SPILL DATE: 09/08/2000 TIME: 08:30
 CALL RECEIVED DATE: 09/08/2000 TIME: 10:30 RECEIVED BY CID #: _____

Material Spilled	Mat. Class	Am't Spilled	Units	Am't Recovered
1) #2 FUEL OIL	Pet-Haz-Other-Unk.	Unknown	Gal - Lbs <u>0</u>	Unknown
2) _____	Pet-Haz-Other-Unk.	_____	Gal - Lbs	_____
3) _____	Pet-Haz-Other-Unk.	_____	Gal - Lbs	_____
4) _____	Pet-Haz-Other-Unk.	_____	Gal - Lbs	_____

SPILL LOCATION

PLACE: STILLSON STREET GARAGE
 STREET: STILLSON ST/ACHILLES ST
 T/C/V: ROCHESTER CO: MONROE
 CONTACT: DAVE DELMONTE
 PHONE: (716) 370-6084 EXT. _____

POTENTIAL SPILLER

NAME: TRIANGLE BLDG ASSOCIATION
 STREET: 39 STATE STREET
 CITY: ROCHESTER
 STATE: NY ZIP: _____
 CONTACT: DAVE DELMONTE
 PHONE: (716) 370-6084 EXT. _____

SPILL CAUSE

Human Error Tank Test Failure * Tank Failure
 Traffic Accident Housekeeping Tank Overfill
 Equipment Failure Deliberate Other
 Vandalism Abandoned Drums Unknown

SPILL SOURCE

Gas Station Private Dwelling Non-Maj Facility
 Passenger Vehicle Vessel Comm/Inst ist
 Comm. Vehicle Railroad Car Non-Comm/Inst
 Tank Truck Major Facility Unknown

RESOURCE AFFECTED

On Land Groundwater Air
 In Sewer Surface Water **

SPILL REPORTED BY

Responsible Party Tanker Local Agency
 Affected Persons DEC Federal Gov't
 Police Department Citizen Other
 Fire Department Health Dept.

** WATERBODY: _____

CALLER REMARKS: 3-500 TO 1,000 GALLON UNDERGROUND #2 FUEL TANKS WERE ENCOUNTERED, FILLED WITH K-CRETE. CONTAMINATED SOILS WERE ALSO ENCOUNTERED AND ARE BEING REMOVED. BF ADVISED COMPANY TO NOTIFY THE FIRE MARSHALL. SITE NEEDS INSPECTION. FAXED TO MCHD ON 09/08/2000 AT 1135 HRS.

PBS Number	Tank Number	Tank Size	Test Method	Leak Rate
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

PRIMARY CONTACT CALLED DATE: _____ TIME: _____ REACHED DATE: _____ TIME: _____ hrs.
 SECONDARY CONT. CALLED DATE: _____ TIME: _____ FAXED BY CID#: _____

PIN #	T & A	Cost Center	ISR to Central Office
Cleanup Ceased	Meets St'ds	NO Last Inspection	Penalty
RP-CUI	ENF-INIT	INVS-COM	CAP
UST Trust Eligible	NO	Site: A B <u>C</u> D E	Resp. Party 1 2 3 4 <u>5</u> 6 Reg Close Date

Created on 09/08/2000 Last Updated on 09/13/2000 Is Updated? NO

Date Printed: 05/02/2002

DATA INPUT []

Spill Number: 0070376 Spill Name: STILLSON STREET GARAGE Printed on: 05/02/2002

DEC REMARKS

09/11/2000 SAW ENVIRONMENTAL HAS BEEN HIRED AND REMOVED THE TANKS AND 100 TONS OF CONTAMINATED SOILS. SAMPLES HAVE BEEN TAKEN OF THE EXCAVATION AND CONTAMINATED SOILS TO BE HAULED TO LANDFILL. CONCERNED ABOUT SOME RESIDUAL CONTAMINATION IN THE EXCAVATION ON THE WALL FACING ACHILLES STREET WHERE A SAMPLE WAS TAKEN SEPARATELY OF THAT WALL. MCHD ALSO ON SCENE.

NYSDEC SPILL REPORT FORM



DEC REGION# 8 (Avon) SPILL NUMBER 0070044
 SPILL NAME: 14-16 CHARLOTTE STREET DEC LEAD: TW
 CALLER'S NAME: _____ NOTIFIER'S NAME: _____
 CALLER'S AGENCY: _____ NOTIFIER'S AGENCY: _____
 CALLER'S PHONE: _____ EXT. _____ NOTIFIER'S PHONE: _____ EXT. _____

SPILL DATE: 04/19/2000 TIME: 15:56
 CALL RECEIVED DATE: 04/19/2000 TIME: 15:56 RECEIVED BY CID #: _____

Material Spilled	Mat. Class	Am't Spilled	Units	Am't Recovered
1) <u>GASOLINE</u>	<u>Pet-Haz-Other-Unk.</u>	<u>Unknown</u>	<u>Gal - Lbs</u>	<u>Unknown</u>
2) _____	<u>Pet-Haz-Other-Unk.</u>	_____	<u>Gal - Lbs</u>	_____
3) _____	<u>Pet-Haz-Other-Unk.</u>	_____	<u>Gal - Lbs</u>	_____
4) _____	<u>Pet-Haz-Other-Unk.</u>	_____	<u>Gal - Lbs</u>	_____

SPILL LOCATION

PLACE: 14-16 CHARLOTTE STREET
 STREET: 14-16 CHARLOTTE STREET
 T/C/V: ROCHESTER CO: MONROE
 CONTACT: JOE BIONDOLILLO
 PHONE: (716) 428-6649 EXT. _____

POTENTIAL SPILLER

NAME: CITY OF ROCHESTER
 STREET: 30 CHURCH STREET RM 300B
 CITY: ROCHESTER
 STATE: NY ZIP: 14615-
 CONTACT: JOE BIONDOLILLO
 PHONE: (716) 428-6649 EXT. _____

SPILL CAUSE

Human Error ☐ Tank Test Failure ☐ * Tank Failure ☐
 Traffic Accident ☐ Housekeeping ☐ Tank Overfill ☐
 Equipment Failure ☐ Deliberate ☐ Other ☐
 Vandalism ☐ Abandoned Drums ☐ Unknown ☒

SPILL SOURCE

Gas Station ☒ Private Dwelling ☐ Non-Maj Facility ☐
 Passenger Vehicle ☐ Vessel ☐ Comm/Indust ☐
 Comm. Vehicle ☐ Railroad Car ☐ Non-Comm/Instit ☐
 Tank Truck ☐ Major Facility ☐ Unknown ☐

RESOURCE AFFECTED

On Land ☒ Groundwater ☐ Air ☐
 In Sewer ☐ Surface Water ☐ **

SPILL REPORTED BY

Responsible Party ☒ Tanker ☐ Local Agency ☐
 Affected Persons ☐ DEC ☐ Federal Gov't ☐
 Police Department ☐ Citizen ☐ Other ☐
 Fire Department ☐ Health Dept. ☐

CALLER REMARKS: DAY ENVIRONMENTAL HAS PERFORMED PHASE I SITE ASSESSMENT IN 05/97, SOME LIMITED PHASE II AT 04/2000, AND IS CURRENTLY PERFORMING PHASE II AT 14-16 CHARLOTTE STREET FOR THE CITY OF ROCHESTER. PHASE II INVESTIGATION HAS REVEALED OF SUSPECT GROUNDWATER AND SOIL CONTAMINATION ON MULTIPLE PARCELS. DAY WILL BE

PBS Number	Tank Number	Tank Size	Test Method	Leak Rate
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

PRIMARY CONTACT CALLED DATE: _____ TIME: _____ REACHED DATE: _____ TIME: _____ hrs.
 SECONDARY CONT. CALLED DATE: _____ TIME: _____ FAXED BY CID#: _____

PIN #	T & A	Cost Center	ISR to Central Office
Cleanup Ceased	Meets St'ds	NO	Last Inspection
RP-CUI	ENF-INIT	INVS-COM	CAP
UST Trust Eligible	NO	Site: A B C D E	Resp. Party 1 2 3 4 5 6 Reg Close Date

Created on 04/19/2000 Last Updated on 12/12/2001 Is Updated? NO

Date Printed: 05/02/2002

DATA INPUT []

CALLER'S REMARKS (continued)

INSTALLING GROUNDWATER MONITORING WELLS AT SITE WITHIN NEXT MONTH. REPORT FAXED TO MCHD 04/19/2000 AT 1550 HOURS.

DEC REMARKS

7/27/00 MZ AND TH MET WITH MARK GREGOR, ANNE SPAULDING, JANE FORBES AND JOE BIONDOLILLO (CITY OF ROCH) TO GO OVER STATUS OF SPILLS. INVESTIGATION COMPLETED. CITY IS WAITING FOR THE FINAL REPRT AND THEN THEY WILL SUBMIT IT.

10/19/00 MZ AND TH MET WITH MARK GREGOR AND JOE BIONDOLILLO (CITY OF ROCH) TO GO OVER STATUS OF SPILL. ADDITIONAL SOIL AND GROUNDWATER INVESTIGATION TO BE COMPLETED ON SITE AND IN THE RIGHT OF WAY. ONCE COMPLETED, A CAP WILL BE PREPARED AND SUBMITTED.

2/22/01 MZ MET WITH MARK GREGOR AND JOE BIONDOLILLO (CITY OF ROCH) TO DISCUSS STATUS OF SITE. THERE IS A MEETING SCHEDULED FOR 3/7/01 WITH THE DEC, THE CITY, & DAY ENGR WHERE THE FINDINGS FROM THE PHASE II WILL BE PRESENTED. A REPORT WILL BE SENT TO DEC PRIOR TO THE MEETING.

NYSDEC SPILL REPORT FORM



DEC REGION# 8 (Avon) SPILL NUMBER 0070043
 SPILL NAME: CITY OF ROCHESTER DEC LEAD: TW
 CALLER'S NAME: _____ NOTIFIER'S NAME: _____
 CALLER'S AGENCY: _____ NOTIFIER'S AGENCY: _____
 CALLER'S PHONE: _____ EXT. _____ NOTIFIER'S PHONE: _____ EXT. _____

SPILL DATE: 04/19/2000 TIME: 14:30
 CALL RECEIVED DATE: 04/19/2000 TIME: 15:40 RECEIVED BY CID #: _____

Material Spilled	Mat. Class	Am't Spilled	Units	Am't Recovered
1) UNKNOWN PETROLEUM	Pet-Haz-Other-Unk.	Unknown	Gal - Lbs	Unknown
2) _____	Pet-Haz-Other-Unk.	_____	Gal - Lbs	_____
3) _____	Pet-Haz-Other-Unk.	_____	Gal - Lbs	_____
4) _____	Pet-Haz-Other-Unk.	_____	Gal - Lbs	_____

SPILL LOCATION

PLACE: CITY OF ROCHESTER
 STREET: 26-60 CHARLOTTE STREET
 T/C/V: ROCHESTER CO: MONROE
 CONTACT: JOE BIONDOLILLO
 PHONE: (716) 428-6649 EXT. _____

POTENTIAL SPILLER

NAME: CITY OF ROCHESTER
 STREET: 30 CHURCH STREET RM 300B
 CITY: ROCHESTER
 STATE: NY ZIP: 14614-
 CONTACT: JOE BIONDOLILLO
 PHONE: (716) 428-6649 EXT. _____

SPILL CAUSE

Human Error Tank Test Failure * Tank Failure
 Traffic Accident Housekeeping Tank Overfill
 Equipment Failure Deliberate Other
 Vandalism Abandoned Drums Unknown

SPILL SOURCE

Gas Station Private Dwelling Non-Maj Facility
 Passenger Vehicle Vessel Comm/Indust
 Comm. Vehicle Railroad Car Non-Comm/Instit
 Tank Truck Major Facility Unknown

RESOURCE AFFECTED

On Land Groundwater Air
 In Sewer Surface Water **

SPILL REPORTED BY

Responsible Party Tank Tester Local Agency
 Affected Persons DEC Federal Gov't
 Police Department Citizen Other
 Fire Department Health Dept.

** WATERBODY: _____

CALLER REMARKS: DAY ENVIRONMENTAL HAS PERFORMED PHASE I SITE ASSESSMENT IN 05/97, SOME LIMITED PHASE II AT 48-58 CHARLOTTE STREET IN 09/97, AND IS CURRENTLY PERFORMING A PHASE II AT 26-60 CHARLOTTE STREET FOR THE CITY OF ROCHESTER. PHASE II INVESTIGATION HAS REVEALED SUSPECTED GROUNDWATER AND SOIL CONTAMINATION ON

PBS Number	Tank Number	Tank Size	Test Method	Leak Rate
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

PRIMARY CONTACT CALLED DATE: _____ TIME: _____ REACHED DATE: _____ TIME: _____ hrs.
 SECONDARY CONT. CALLED DATE: _____ TIME: _____ FAXED BY CID#: _____

PIN #	T & A	Cost Center	ISR to Central Office
Cleanup Ceased	Meets St'ds	NO	Last Inspection
RP-CUI	ENF-INIT	INVS-COM	CAP
UST Trust Eligible	NO	Site: A B C D E	Resp. Party 1 2 3 4 5 6 Reg Close Date

Created on 04/19/2000 Last Updated on 02/23/2001 Is Updated? NO

Date Printed: 05/02/2002

DATA INPUT []

CALLER'S REMARKS (continued)

MULTIPLE PARCELS. DAY WILL BE INSTALLING GROUNDWATER MONITORING WELLS AT THE SITE WITHIN THE NEXT MONTH. REPORT FAXED TO MCHD 04/19/2000 AT 1550 HOURS.

DEC REMARKS

7/27/00 MZ AND TH MET WITH MARK GREGOR, ANNE SPAULDING, JANE FORBES AND JOE BIONDOLILLO (CITY OF ROCH) TO GO OVER STATUS OF SPILLS. INVESTIGATION COMPLETED. CITY IS WAITING FOR THE FINAL REPT AND THEN THEY WILL SUBMIT IT.

10/19/00 MZ AND TH MET WITH MARK GREGOR AND JOE BIONDOLILLO (CITY OF ROCH) TO GO OVER STATUS OF SPILL. ADDITIONAL SOIL AND GROUNDWATER INVESTIGATION TO BE COMPLETED ON SITE AND IN THE RIGHT OF WAY. ONCE COMPLETED, A CAP WILL BE PREPARED AND SUBMITTED.

2/22/01 MZ MET WITH MARK GREGOR AND JOE BIONDOLILLO (CITY OF ROCH) TO DISCUSS STATUS OF SITE. THERE IS A MEETING SCHEDULED FOR 3/7/01 WITH THE DEC, THE CITY, & DAY ENGR WHERE THE FINDINGS FROM THE PHASE II WILL BE PRESENTED. A REPORT WILL BE SENT TO DEC PRIOR TO THE MEETING.

NYSDEC SPILL REPORT FORM



DEC REGION# 8 (Avon) SPILL NUMBER 0170101
 SPILL NAME: FORMER AUTO GARAGE DEC LEAD: TW
 CALLER'S NAME: _____ NOTIFIER'S NAME: _____
 CALLER'S AGENCY: _____ NOTIFIER'S AGENCY: _____
 CALLER'S PHONE: _____ EXT. _____ NOTIFIER'S PHONE: _____ EXT. _____

SPILL DATE: 05/18/2001 TIME: 15:00
 CALL RECEIVED DATE: 05/18/2001 TIME: 16:30 RECEIVED BY CID #: _____

Material Spilled	Mat. Class	Am't Spilled	Units	Am't Recovered
1) <u>GASOLINE</u>	<u>Pet-Haz-Other-Unk.</u>	<u>Unknown</u>	<u>Gal - Lbs</u>	<u>0</u>
2) _____	<u>Pet-Haz-Other-Unk.</u>	_____	<u>Gal - Lbs</u>	_____
3) _____	<u>Pet-Haz-Other-Unk.</u>	_____	<u>Gal - Lbs</u>	_____
4) _____	<u>Pet-Haz-Other-Unk.</u>	_____	<u>Gal - Lbs</u>	_____

SPILL LOCATION

PLACE: FORMER AUTO GARAGE
 STREET: 37 CHARLOTTE STREET
 T/C/V: ROCHESTER CO: MONROE
 CONTACT: AUGUST GIANNAVOLA
 PHONE: (716) 737-7555 EXT. _____

POTENTIAL SPILLER

NAME: NANCY M DIBATTISTO
 STREET: _____
 CITY: _____
 STATE: _____ ZIP: _____
 CONTACT: _____
 PHONE: _____ EXT. _____

SPILL CAUSE

Human Error ☐ Tank Test Failure ☒ Tank Failure
 Traffic Accident ☐ Housekeeping ☐ Tank Overfill
 Equipment Failure ☐ Deliberate ☐ Other
 Vandalism ☐ Abandoned Drums ☐ Unknown

SPILL SOURCE

Gas Station ☐ Private Dwelling ☐ Non-Maj Facility ☐
 Passenger Vehicle ☐ Vessel ☒ Comm/Ind
 Comm. Vehicle ☐ Railroad Car ☐ Non-Comm/Inst
 Tank Truck ☐ Major Facility ☐ Unknown

RESOURCE AFFECTED

☒ On Land ☐ Groundwater ☐ Air
☐ In Sewer ☐ Surface Water ☐ **

SPILL REPORTED BY

Responsible Party ☐ Tank Tester ☐ Local Agency ☐
 Affected Persons ☐ DEC ☐ Federal Gov't ☐
 Police Department ☐ Citizen ☐ Other ☐
 Fire Department ☐ Health Dept. ☐

** WATERBODY: _____

CALLER REMARKS: CALLER STATED THAT DURING A PHASE II INVESTIGATION, CONTAMINATED SOIL WAS FOUND. PID READINGS UP TO 2,500 PPM WERE DETECTED. THERE IS A 2,000 GALLON UST THAT WAS CLOSED IN PLACE BY FILLING WITH SAND. THE CONTAMINATION WAS ENCOUNTERED NEAR THE UST AND TO THE NORTH AND EAST OF THE UST. THE TANK IS

PBS Number	Tank Number	Tank Size	Test Method	Leak Rate
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

PRIMARY CONTACT CALLED DATE: _____ TIME: _____ REACHED DATE: _____ TIME: _____ hrs.
 SECONDARY CONT. CALLED DATE: _____ TIME: _____ FAXED BY CID#: _____

PIN #	T & A	Cost Center	ISR to Central Office
Cleanup Ceased	Meets St'ds	NO	Last Inspection
RP-CUI	ENF-INIT	INVES-COM	CAP
UST Trust Eligible	YES	Site: A B C D E	Resp. Party 1 2 3 4 5 6 Reg Close Date

Created on 05/21/2001 Last Updated on 05/30/2001 Is Updated? NO

Date Printed: 05/02/2002

DATA INPUT []

Spill Number: 0170101 Spill Name: FORMER AUTO GARAGE

Printed on: 05/02/2002

CALLER'S REMARKS (continued)

UNDER A BUILDING SO THERE IS CONTAMINATION UNDER THE BUILDING. GROUNDWATER WAS ENCOUNTERED AT APPROXIMATELY 9 FT. SOIL SAMPLES HAVE BEEN COLLECTED AND WILL BE ANALYZED. RESULTS TO BE FORWARDED TO THE DEPARTMENT. FAXED TO MCHD ON 05/30/01 AT 1345 HRS.

NYSDEC SPILL REPORT FORM



DEC REGION# 8 (Avon) SPILL NUMBER 9601206
 SPILL NAME: FORMER HALLMAN CHEVROLET DEC LEAD: PM
 CALLER'S NAME: _____ NOTIFIER'S NAME: _____
 CALLER'S AGENCY: _____ NOTIFIER'S AGENCY: _____
 CALLER'S PHONE: _____ EXT. _____ NOTIFIER'S PHONE: _____ EXT. _____

SPILL DATE: 04/19/1996 TIME: 12:00
 CALL RECEIVED DATE: 04/22/1996 TIME: 12:00 RECEIVED BY CID #: 297

Material Spilled	Mat. Class	Am't Spilled	Units	Am't Recovered
1) <u>UNKNOWN PETROLEUM</u>	<u>Pet-Haz-Other-Unk.</u>	<u>Unknown</u>	<u>Gal - Lbs</u>	<u>Unknown</u>
2) _____	<u>Pet-Haz-Other-Unk.</u>	_____	<u>Gal - Lbs</u>	_____
3) _____	<u>Pet-Haz-Other-Unk.</u>	_____	<u>Gal - Lbs</u>	_____
4) _____	<u>Pet-Haz-Other-Unk.</u>	_____	<u>Gal - Lbs</u>	_____

SPILL LOCATION

PLACE: FORMER HALLMAN CHEVROLET
 STREET: 200 EAST AVENUE
 T/C/V: ROCHESTER CO: MONROE
 CONTACT: MARK GREGOR
 PHONE: (716) 428-6011 EXT. _____

POTENTIAL SPILLER

NAME: HALLMAN CHEVROLET
 STREET: 200 EAST AVENUE
 CITY: ROCHESTER
 STATE: NY ZIP: _____
 CONTACT: _____
 PHONE: _____ EXT. _____

SPILL CAUSE

Human Error Tank Test Failure * Tank Failure
 Traffic Accident Housekeeping Tank Overfill
 Equipment Failure Deliberate Other Other
 Vandalism Abandoned Drums Unknown

SPILL SOURCE

Gas Station Private Dwelling Non-Maj Facility
 Passenger Vehicle Vessel Comm/Inst Inst
 Comm. Vehicle Railroad Car Non-Comm/Inst
 Tank Truck Major Facility Unknown

RESOURCE AFFECTED

On Land Groundwater Air
 In Sewer Surface Water **

SPILL REPORTED BY

Responsible Party Tank Tester Local Agency
 Affected Persons DEC Federal Gov't
 Police Department Citizen Other Other
 Fire Department Health Dept.

CALLER REMARKS: ENVIROMENTAL AUDIT AND ASSESSMENT OF PROPERTY REVEALED PRESENCE OF PETROLEUM CONTAMINATION FROM HOUSEKEEPING, HYDRAULIC LIFT AND UNDERGROUND STORAGE TANKS -

PBS Number	Tank Number	Tank Size	Test Method	Leak Rate
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

PRIMARY CONTACT CALLED DATE: _____ TIME: _____ REACHED DATE: _____ TIME: _____ hrs.
 SECONDARY CONT. CALLED DATE: _____ TIME: _____ FAXED BY CID#: _____

PIN #	T & A	Cost Center	ISR to Central Office
Cleanup Ceased	Meets St'ds	NO	Last Inspection 02/26/1999
RP-CUI	ENF-INIT	INVS-COM	CAP
UST Trust Eligible	NO	Site: A B <u>C</u> D E	Resp. Party 1 2 3 <u>4</u> 5 6 Reg Close Date

Created on 04/24/1996 Last Updated on 05/15/2001 Is Updated? NO

DATA INPUT []

Date Printed: 05/02/2002

DEC REMARKS

04/22/96 CITY OF ROCHESTER IS CONSIDERING PERFORMING A VOLUNTARY CLEANUP OF THE SITE. P MILLER CURRENTLY REVIEWING SITE ASSESSMENT AND WORKPLAN.

05/02/96 RECEIVED FROM DAY ENVIRONMENTAL SCHEDULE OF ACTIVITIES TO BE PERFORMED FOR RISK ASSESSMENT INVESTIGATION.

05/08/96 MZ ON SITE; NO APPARENT ACTIVITY TAKING PLACE.

05/14/96 P MILLER TELCON WITH JOE BIONDOLILLO OF DAY ENGINEERING; THREE WELLS TO BE INSTALLED, WORK TO BEGIN 05/14/96. TEST PITS TO DEFINE EXTENT OF DIESEL CONTAMINATION WORK TO TAKE PLACE 05/18/96.

05/20/96 P MILLER TELCON WITH J BIONDILLILO OF DAY ENGINEERING; NEW MONITORING WELLS COMPLETED AND ARE BEING DEVELOPED. PLAN HYDRAULIC CONDUCTIVITY TESTING FOR 05/21/96.

05/21/96 P MILLER ON SITE MEETING WITH JOE MULLIN, JEFF DANZINGER AND JOE BIONDILLIO OF DAY ENGINEERING; OBSERVE LOCATION OF SEVERAL GEOPROBE POINTS, MONITORING WELLS AND TEST PITS PLACED AT VARIOUS LOCATION ON SITE. MONITORING WELL IMMEDIATELY NORTH AND NEAR THE EASTERN END HAS SEVERAL INCHES OF OIL IN IT. MULLIN CONDUCTING HYDRAULIC CONDUCTIVITY TESTING OF MONITORING WELLS.

05/24/96 P MILLER & B FINSTER MET WITH REP'S OF CITY OF ROCHESTER, MONROE CO HEALTH DEPT & NYS HEAD DEPT TO DISCUSS FINDINGS OF SITE INVESTIGATION AND PROPOSED VOLUNTARY AGREEMENT. INVESTIGATION REVEALED SEVERAL PROBLEM AREAS THAT NEED TO BE ADDRESSED. DAY ENVIRONMENTAL TO HAVE INVESTIGATION REPORT COMPLETE WITH PROPOSED REMEDIAL MEASURES BY JUNE 21, 1996. HOUSE ON MATHEW ST HAS WELL WITH ELEVATED LEVELS OF BTEX NEARBY. MOST CONTAMINATION AT FORMER DEALERSHIP APPEARS TO BE WASTE, MOTOR & HYDRAULIC OILS. SOME GASOLINE CONTAMINATION ALSO DETECTED.

06/24/96 P MILLER & T WALSH ON SITE MEETING WITH DAVE NAPIER OF NYSHD TO LOCATE MONITORING WELLS AT ADJACENT HALLMAN PROPERTIES.

10/29/96: P. MILLER, B. FINSTER, LEO BRACCI & CATHY MCKENZIE (INTERN) MEET WITH MARK GREGOR-CITY OF ROCHESTER, JOE BIONDILLILO & DAVE DAY-DAY ENGINEERING, DAVE NAPIER-NYSHD & ED YURKSTAS-MCHD TO DISCUSS THE NEXT PHASE OF REMEDIATION. DAY ENGINEERING PLANS TO GO AHEAD WITH A PROPOSED BLAST TRENCH TO RECOVER FREE PRODUCT AND CONTAMINATED WATER DOWN GRADIENT OF THE HALLMAN SHOWROOM/GARAGE BUILDING. THE PROPOSED WORKPLAN WILL ADDRESS THE REMOVAL OF UNDERGROUND STORAGE TANKS, CONTAMINATED SOIL, CLOSURE OF LIFT PITS AND FLOOR DRAINS. THE CITY TOOK TITLE OF THE PROPERTY IN SEPTEMBER 1996.

01/08/97 PM TELCON WITH JOE BIONDILLILO (NOW WITH THE CITY OF ROCHESTER), RELAYED TO HIM MY COMMENTS ON THE WORKPLAN. HE WILL SEND ME A LETTER WITH THE DISCUSSED MODIFICATIONS.

01/28/97 WALSH ON SITE WITH DANZINGER OF DAY ENG & J BIONDILLO OF (C) ROCHESTER. ROYAL ENVIRON (DAN PRICE) REMOVING 2000 GAL UST. BIONDILLO SAYS NO SIGNIFICANT CONTAMINATION ENCOUNTERED IN VIRGIN OIL TANKS EXCAVATION.

01/28/97 WALSH BACK ON SITE. 2000 GAL UST REMOVED-IN GOOD SHAPE NO HOLES OR CORROSION NOTED. DARKLY STAINED SOIL THROUGHOUT EXCAVATION WITH PETROLEUM

DEC REMARKS (Continued)

ODORS. ROCH FIRE MARSHALL'S OFFICE REP ON SITE. DAY ENG WILL CONTINUE TO EXCAVATE.

01/29/97 WALSH PHONE CONVERSATION WITH DAVE DAY (DAY ENGINEERING) . 150 TONS OF CONTAMINATED SOIL REMOVED AND STOCKPILED ON SITE PENDING DISPOSAL. THE CITY HAS DECIDED TO CONTINUE EXCAVATING SOIL ON 01/29.

01/31/97 PM TELCON WITH JOE DORETY OF DAY, 270 TONS OF SOIL REMOVED DURING EXCAVATION OF GASOLINE TANK ON SOUTH SIDE OF BUILDING. FRACTURE IN ROCK EXHIBIT PETROLEUM ODOR AND BLEBS OF FREE PRODUCT WHEN DISTURBED. HEAVIEST CONTAMINATION 14 - 16" ABOVE TOP OF ROCK. WELL WILL BE INSTALLED AND VES PLACED IN EXCAVATION BEFORE BACKFILLING EXCAVATION.

02/04/97 PM ON SITE, MET WITH JOE DORETY - DAY & JOE BIONDILLILO - CITY OF ROCHESTER. WORK UNDERWAY TO REMOVE HYDRAULIC LIFTS IN GARAGE. INSPECTED EXCAVATION WHERE GASOLINE TANK REMOVED, STANDING WATER IN BOTTOM OF PIT, NO OBSERVABLE CONTAMINATION. PRE-BLAST SURVEY TO BE CONDUCTED NEXT WEEK PRIOR TO INSPECT ALL STRUCTURES WITHIN 200 FEET OF PROPOSED TRENCH. REQUESTED THAT CITY INSTALL DOWNGRADIENT WELL OF GASOLINE TANK TO DETERMINE IF SIGNIFICANT CONTAMINATION HAS LEFT SITE. WELLS IMMEDIATELY DOWNGRADIENT OF PROPOSED TRENCH WILL ALSO SAMPLED FOR BTEX CONTAMINATION. CONFIRMATORY SAMPLES WILL ALSO BE TAKEN IN TANK EXCAVATION FOR RISK ANALYSIS.

02/06/97 PM & TW ON SITE, WORK PROGRESSING ON LIFT PIT REMOVAL. GASOLINE TANK PIT FILLED IN AND 3 RISERS FOR VES AND 1 RISER FOR MONITORING WELL EVIDENT. CONTAMINATED SOIL STOCKPILED ON SITE.

02/11/97 PM ON SITE, LIFTS ALL REMOVED, PITS SCHEDULED TO BE CLEANED THIS WEEK. JOE DORETY - DAY INDICATED CONTAMINATED SOIL SAMPLED AND AWAITING DISPOSAL. CONFIRMATORY SAMPLES ALSO TAKEN OF GASOLINE TANK EXCAVATION. PROGRESS MEETING SCHEDULED FOR 2/13/97 AT 7:30AM TO DISCUSS SITE STATUS. MCHD & NYSHD ALSO INVITED. BLASTING TO BEGIN ON 2/13/97 AND TO LAST SEVERAL WEEKS. NOTHNAGLE TO DO BLASTING.

02/13/97 MZ ON SITE TO ATTEND PROGRESS MEETING, IN ATTENDANCE JOE BIONDILLILO - CITY OF ROCHESTER, JOE ALBERT - MCHD, DAVE DAY - DAY ENGINEERING, AND OTHERS. BEDROCK BLASTING TO BEGIN IN AFTERNOON. OTHER SITE WORK PROCEEDING ON SCHEDULE.

02/14/97 PM ON SITE, WORK PROCEEDING ON CLOSURE OF HYDRAULIC LIFTS. DRILLING UNDERWAY IN PARKING LOT FOR BLASTING. PARKING LOT TRAFFIC DIVERTED TO NORTH END OF PARKING LOT.

04/10/97 PM ON SITE TO ATTEND PROGRESS MEETING; JOE BIONDILLILO - CITY OF ROCHESTER, JOE DORETY & DAVE DAY OF DAY ENGINEERING, JOE ALBERT - MCHD, DAVE NAPIER - NYSHD ATTENDING. OIL RECOVERY SYSTEM IN PLACE EXCEPT PUMP, WAITING ON RECOVERY PUMP HOOKUP TO INITIATE RECOVERY. VES IN FORMER GASOLINE TANK PIT TO BE HOOKED UP SOON. ALL LIFT PITS HAVE BEEN CLOSED AND CONCRETED IN. FOOR DRAINS SEALED. PASSIVE VENT IN PLACE AND STACK TO OUTSIDE.

06/12/97 PM ON SITE TO ATTEND PROGRESS MEETING. ALSO IN ATTENDANCE JOE ALBERT-MCHD, DAVE DAY AND JOE DORETY OF DAY ENGINEERING, MARK GREGOR AND JOE BIONDILLILO OF THE CITY OF ROCHESTER. DISCUSS PROGRESS OF SITE REMEDIATION.

DEC REMARKS (Continued)

RECOVERY WELL OPERATING AND YIELDING ABOUT 1.5 GALLONS PER MINUTE. OIL BEGINNING TO SHOW UP IN OIL/WATER SEPARATOR. DRAWDOWN APPEARS TO AFFECT A SIGNIFICANT AREA.

01/07/99 P. MILLER TELCON WITH DENNIS PECK OF DAY, WORK UNDERWAY AT FORMER HALLMAN DOING CONSTRUCTION PREPARATION WORK. SERVICE GARAGE HAS BEEN TORN DOWN AND 4 PREVIOUSLY UNKNOWN TANKS WERE FOUND. THESE TANKS AND 3 OTHER KNOWN TANKS TO BE REMOVED AND CLOSED BY OKAR WITH WORK EXPECTED TO COMMENCE ON 01/08/99. CURRENTLY EXCAVATION UNDERWAY FOR FOOTERS IN NORTHERN PARKING LOT IN NORTHEAST CORNER OF LOT. DIESEL CONTAMINATION ENCOUNTERED AT ABOUT FOUR FEET BELOW GRADE AND DIVES TO A DEPTH OF ABOUT 9 FEET BELOW GRADE ON TOP OF BEDROCK.

01/13/98 PM ON SITE, MET WITH DENNIS PECK OF DAY ENVIRONMENTAL, SIX TANKS REMOVED YESTERDAY BUT NO SOIL YET. SNOWY AND COLD, OVER 1 FOOT ON GROUND. EXCAVATIONS COVERED WITH MUCH SNOW OBSCURING ANY VISUAL OBSERVATIONS OF CONTAMINATION. LARGE TANK REMAINS AND ADDITIONAL TANK DISCOVERED YESTERDAY, WORK TO RECOMMENCE WHEN WEATHER BREAKS MORE FAVORABLY. MR. PECK INDICATED SOIL SAMPLES TAKEN FROM EXCAVATION AT NORTHEAST CORNER OF PROPERTY WERE BELOW STARS #1 ACTION LEVELS THOUGH THE SOIL EXHIBITED STRONG PETROLEUM ODORS. PROVISIONS ARE BEING MADE TO INSTALL VAPOR BARRIERS AND VENT POINTS IN CONSTRUCTION.

02/23/1999: PM ON SITE, CONTAMINATION EVIDENT IN EXCAVATION AT 5 TO 7 FEET BGS. DAVE EVAN PROJECT FOREMAN EXPECTS CONTAMINATION REMOVAL TO COMMENCE NEXT WEEK.

02/25/99 CH STOPS AT SITE TO SEE IF THE CONTAMINATED SOIL IS BEING REMOVED FROM THE SITE YET. MEETS WITH JEFF DANZINGER. DANZINGER STATES THAT THE CONTAMINATED SOIL IS TO BE REMOVED STARTING 02/26/99. DANZINGER ALSO STATES THAT WASTE OIL TYPE CONTAMINATION WAS ENCOUNTERED BELOW THE BASEMENT OF THE BUILDING IN THE AREA OF THE FORMER BOILER ROOM. MATERIAL APPEARS TO BE SOME TYPE OF WASTE OIL.

2/26/99 MZ ON SITE WITH JEFF DANZINGER (DAY). THEY ARE CONTINUING TO EXCAVATE CONTAMINATED SOILS, DOWN TO TOP OF BEDROCK, AND HAULING OFF SITE TO MILL SEAT LANDFILL. DANZINGER STATED THAT THE MATERIAL SEEPING INTO THE BASEMENT, WHERE THE ELEVATOR WILL BE HAS BEEN SAMPLED AND WILL BE ANALYZED FOR PCB'S, TCLP BARIUM & LEAD, 8260, 8270 STARS AND TPH. DANZINGER PLANS TO COLLECT CONFIRMATORY SOIL SAMPLES FROM THE SIDE WALLS OF THE EXCAVATIONS ALONG BOTH SIDE STREETS (WINTHROP & MATTHEWS STREETS).

03/01/1999: PM ON SITE, OBSERVED EXCAVATION IN AREA OF FORMER SERVICE GARAGE. MOST SOIL CONTAMINATION EVIDENT IN AREAS WHERE FORMER LIFT PITS WERE LOCATED. HEAVIEST SOIL CONTAMINATION IS ALSO CONCENTRATED RIGHT ON TOP OF ROCK. INSIDE REMAINING BUILDING OILY WATER CONTAMINATION DISCOVERED IN ELEVATOR SHAFT IN NORTHERN PART OF BUILDING. DENNIS PECK OF DAY ON SITE OVERSEEING CONTAMINANT HANDLING. IN AREAS OF EXCAVATION WHERE BEDROCK HAS BEEN DISTURBED GROUNDWATER WITH A HEAVY SHEEN IS OBSERVED.

04/27/99: PM TELCON WITH DENNIS PECK OF DAY, ANOTHER TANK FOUND AT SOUTHEAST PART OF THE SITE, APPROXIMATELY 750 GALLON IN SIZE. TANK APPEARS TO CONTAIN WASTE OIL. ARRANGEMENTS ARE BEING MADE TO CLOSE THE TANK.

08/04/1999: PM TELCON WITH DENNIS PECK OF DAY, 6 ADDITIONAL TANKS FOUND UNDER

DEC REMARKS (Continued)

SOUTHEASTERN MOST PART OF MAIN HALLMAN FACILITY ALONG EAST AVENUE. TANKS CONSIST OF FOUR 1,000 GALLON TANKS AND TWO APPROXIMATELY 550 GALLON TANKS. MOST TANKS HAD WATER IN THEM AND A COUPLE WERE DRY. SOME CONTAMINATION FOUND BELOW TANKS AND DAY IS DEVELOPING PLAN TO MITGATE WITH VAPOR EXTRACTION AS SOIL REMOVAL IS NOT FEASIBLE WITHIN EXISTING BUILDING. PLAN WILL BE SUBMITTED TO DEC FOR APPROVAL.

01/27/2000: PM TELCON WITH JOE BIONDOLILLO, VERBAL APPROVAL GIVEN FOR OFF SITE INVESTIGATION WITH CONTINGENCIES TO EXPAND INVESTIGATION IF CONTAMINATION ENCOUNTERED.

06/01/2000: PM TELCON WITH DENNIS PECK, DAY ENVIRONMENTAL, DRILLING SCHEDULED TO COMMENCE MONDAY JUNE 5, 2000 ON REPLACEMENT WELLS DESTROYED DURING CONSTRUCTION OF THE TOWNHOUSES. CONSTRUCTION COMPLETE AND TOWNHOUSES NOW BEING OCCUPIED. COMMUNITY NOW CALLED HALLMAN PLACE.

7/27/00 MZ AND TH MET WITH MARK GREGOR, ANNE SPAULDING, JANE FORBES AND JOE BIONDOLILLO (CITY OF ROCH) TO GO OVER STATUS OF SPILLS. 3 WELLS INSTALLED IN RIGHT OF WAY OF WINTHROP ST. 2 CLOSE TO THE GAS STATION AND 1 UPGRADIENT. GROUNDWATER RECOVERY SYSTEM STILL BEING REPAIRED.

10/19/00 MZ AND TH MET WITH MARK GREGOR AND JOE BIONDOLILLO TO DISCUSS SITE. CURRENTLY, THE REMEDIATION SYSTEM IS NOT WORKING AND IS BEING REPAIRED. 6 NEW WELLS WERE INSTALLED TO REPLACE THE ONES DESTROYED BY THE CONSTRUCTION. THEY HAVE NOT YET BEEN SAMPLED (THE CITY IS NOT HANDLING THAT PART OF IT). THE OFFSITE INVESTIGATION IS COMPLETE. THE CITY IS PREPARING REPORT WITH INFO REGARDING THE OFF-SITE INVESTIGATION AND IT SHOULD BE SUBMITTED IN EARLY DECEMBER.

2/22/01 MZ MET WITH MARK GREGOR, JANE FORBES AND JOE BIONDOLILLO (CITY OF ROCH) TO DISCUSS STATUS OF SITE. CITY INSTALLED A NEW PUMP. WHEN TRYING START UP, THERE WAS AIR IN THE LINES SO THE CITY IS PERFORMING TROUBLESHOOTING. THE RECOVERY WELL WILL BE REDEVELOPED NEXT WEEK. THE OFF-SITE WELLS HAVE BEEN SAMPLED ONCE. THEY WANT TO WAIT FOR THE RECOVERY SYSTEM TO BE UP AND RUNNING BEFORE SAMPLING AGAIN SO THEY CAN DETERMINE IF THE SYSTEM INFLUENCES THE POINTS OFF-SITE.

REFERENCE SPILL #8605335 FOR ADDITIONAL INFORMATION.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Petroleum Bulk Storage Program
Facility Information Report

Printed : 04/29/2002

PBS # : 8-227102

Site : VANDERLINDE ELECTRIC CORP
100 CHARLOTTE ST
ROCHESTER, NY 14607

Owner : VANDERLINDE ELECTRIC CORP
100 CHARLOTTE STREET
ROCHESTER, NY 14607

Site status : Under 1101 gal.
Total Active Tanks : 0
Active Capacity : 0 gals.

Phone : (716) 232-1494
Owner Type : Corporate/Commercial

County : MONROE Town : ROCHESTER (C)
Latitude : N Longitude : W
SPDES# : CBS# :
Site Type : Info Not Given.

Reg Expires : 05/07/1992
Last Inspection : / /
Cert Printed : 05/07/1987

Mail : VANDERLINDE ELECTRIC CORP
100 CHARLOTTE STREET
ROCHESTER, NY 14607

Site Errors : Minor Data Missing
Owner Error : Minor Data Missing
Tank Errors : Minor Data Missing

Operator : VANDERLINDE ELECTRIC CORP (716) 232-1494
Emergency : HUGH RITZENTHALER (716) 232-1494

Att : (716) 232-1494

TankNo	TankLoc	Stat	DateIn	Capac (g)	Product	TankType	TankInt	TankExt	PipeLoc	PipeType	PipeInt	PipeExt	SecCont	Leak	OverFil	Disp	LastTest	NextTest	TStat
001	4	6	06/01/1982	2,000	2	1				1			0	0	0	2		CLOSED:	/ /

APPENDIX E

Owner/Occupant Interview Documentation

ASSESSMENT INTERVIEW
GENERAL INFORMATION

Ask the person interviewed to be as specific as reasonably feasible in answering questions, and to answer the questions in good faith and to the extent of their knowledge.

- 1) PERSON INTERVIEWED: Derek Vanderlinde
- 2) TITLE: President - CEC Vanderlinde Electric
- 3) YEARS IN POSITION: ~12 years
- YEARS AT SITE: since 1977
- 4) CURRENT DATE: 5/1/02
- 5) JOB NUMBER: 2936E-02
- 6) PURPOSE OF ASSESSMENT: Pre-purchase due-dilligence
- 7) PROPERTY OWNER: Charlotte Assoc.
- 7A) OWNED SINCE: unknown ~1962
- 8) PREVIOUS OWNER: 100 Charlotte St. Assoc.
- 8A) OWNED SINCE: ~1962
- 9) PROPERTY SIZE: 0.78 acres
- 10) NUMBER OF PARCELS: 1

11) DO ANY OF THE FOLLOWING EXIST FOR THE ASSESSED PROPERTY? (Building diagrams, plans, maps, photographs, spec. books, commercial appraisals, engineering/environmental reports from investigations)

Ph I Env Report Passero 3/95 (COPY PROVIDED)

Building Plans (COPY PROVIDED)

12) PRESENT LAND/PROPERTY USE: office / warehouse / motor repair

Motor repair - Reynolds Electric

13) PREVIOUS LAND/BUILDING USE: prior to 1962 - residential

14) Do any of the following exist for the assessed property?

a. Environmental site assessment/audit reports: Ph I ESA - Passero

LES Trans Screen 3/2001 (COPY PROVIDED)

- b. Environmental permits (i.e., solid waste disposal permits, hazardous waste disposal permits, wastewater permits, NPDES permits): NYD005802715 Hwy Waste Disp.
- c. Registrations for USTs or ASTs: NO
- d. Material safety data sheets: SOME
- e. Community right-to-know plan: NO
- f. Safety plan; preparedness and prevention plans; spill prevention, countermeasure, and control plans; etc.: NO
- g. Reports regarding hydrogeologic conditions on the property or surrounding area: NO
- h. Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property: NO
- i. Hazardous waste generator notices or reports: yes, in Passers report
- j. Geotechnical studies: NO

15) IS THE PROPERTY CURRENTLY USED, OR HAS IT PREVIOUSLY BEEN USED, AS ANY OF THE FOLLOWING: AN INDUSTRIAL OR MANUFACTURING OPERATION, A GASOLINE STATION, A MOTOR REPAIR FACILITY, A COMMERCIAL PRINTING FACILITY, A DRY CLEANERS, A PHOTO-DEVELOPING LABORATORY, A JUNKYARD OR A LANDFILL, OR AS A WASTE TREATMENT, STORAGE, DISPOSAL, PROCESSING OR RECYCLING FACILITY? (YES, NO, UNKNOWN)

electrical motor repair

16) ADJACENT SITES (CURRENT & PAST):

ARE ANY ADJOINING PROPERTIES CURRENTLY USED, OR HAVE THEY PREVIOUSLY BEEN USED AS ANY OF THE FOLLOWING: AN INDUSTRIAL OR MANUFACTURING OPERATION, A GAS STATION, A MOTOR REPAIR FACILITY, A COMMERCIAL PRINTING FACILITY, A DRY CLEANERS, A PHOTO-DEVELOPING LABORATORY, A JUNK YARD OR A LANDFILL, OR AS A WASTE TREATMENT STORAGE, DISPOSAL PROCESSING, OR RECYCLING FACILITY?

unknown no comment on adj. properties

17) DESCRIPTION OF TOPOGRAPHY & SURFACE DRAINAGE (ANY CREEKS, DITCHES):

Generally flat Drainage to Charlotte St + Pitkin St.

BUILDING(S) INFORMATION

18) BUILDING(S) AGE/SIZE/LOCATIONS: 1962 ~18,900 SF

office, warehouse, motor repair

19) ANY ADDITIONS (AGE/SIZE/LOCATIONS): NO

20) NUMBER OF FLOORS: 2 in office area, 1 in rest of Bldg

21) BASEMENT, CRAWLSPACE, ATTIC: NO

22) TYPE OF HEAT: Gas forced air

22A) Has the facility ever been heated with oil in the past? NO

22B) IF OIL, ANY TANKS: NA

23) BLDG(S) TIED TO SANITARY SEWER: YES

23A) IF SO, DATE OF CONNECTION: assume 1962

24) WAS FACILITY EVER ON SEPTIC/DRYWELL: NO

24A) IF SO, LOCATION OF LEACHFIELD: NA

24B) HOW OFTEN IS SEPTIC TANK PUMPED OUT: NA

25) ANY FLOOR DRAINS: yes 3

25A) IF SO, LOCATION(S): _____

25B) CONNECTED TO OIL/WATER SEPARATOR: NO

25C) DISCHARGE POINT(S): to Sanitary Sewer

26) ANY SUMPS: NO

26A) IF SO, LOCATION/DISCHARGE POINT(S): NA

27) HAVE THERE EVER BEEN ANY FOUL ODORS OBSERVED EMANATING FROM DRAINS, SUMPS, OR OTHER LOCATIONS IN THE BUILDING OR ON THE PROPERTY?

NO

28) IS THERE ANY WASTEWATER (OTHER THAN SANITARY) DISCHARGE ON-SITE OR ONTO ADJOINING PROPERTIES?

NO

29) IS FACILITY SERVICED BY PUBLIC WATER: yes

30) ANY WELLS ON SITE (CURRENTLY/PAST): NO

Potable water wells, monitoring wells, etc.

30A) IF SO, STILL USED/ACCESSIBLE: _____

30B) IF SO, LOCATION: _____

31) INSULATION:

W = Between walls

S = Spray On

I = Blown-in

C = Ceiling

B = Batting

R = Rigid

F = Floors

P = Poured

unknown

32) ROOFING MATERIAL (e.g. asphalt shingle, rolled rubber, rolled asphalt paper):

TECTUM ROOF

Membrane + stone ballast

32A) ORIGINAL ROOFING MATERIAL: new roof covering old same

BUILDING DEMOLITION

33) ANY BUILDINGS DEMOLISHED? Yes No

unknown

33A) IF SO, WHEN: _____

BUILDING SIZE/LOCATION: _____

OPERATIONS IN BLDG: _____

MAT. STORED IN BLDG: _____

BASEMENT FILLED IN: _____

FLOOR DRAINS/SUMPS: _____

IF SO, DISCHARGE LOCATION: _____

SEPTIC/LEACH FIELD: _____

DEMO. CONTRACTOR: NA
DISPOSAL LOCATION: /
COMMENTS: _____

SITE HISTORY

34) HAS ANY TYPE OF MATERIAL EVER BEEN FILLED, BURIED OR DUMPED ON OR ADJACENT TO THE PROPERTY: (e.g. clean fill, ash, c/d debris, waste oil for dust suppression, etc.)

No No comment on adj. sites - unknown

35) HAS THERE EVER BEEN ANY SIGNIFICANT SOIL STAINING ON THE PROPERTY?

No

36) HAVE ANY SOIL SAMPLING, GROUNDWATER SAMPLING, GEOTECHNICAL, ENGINEERING OR ENVIRONMENTAL INVESTIGATIONS EVER BEEN CONDUCTED ON THE PROPERTY: (If so, when and by whom; is copy of report available) _____

No, except for Phase I ESA

37A) DO YOU KNOW OF ANY PENDING, THREATENED, OR PAST LITIGATION RELEVANT TO HAZARDOUS SUBSTANCES OR PETROLEUM PRODUCTS IN, ON, OR FROM THE PROPERTY: No

37B) DO YOU KNOW OF ANY PENDING, THREATENED, OR PAST ADMINISTRATIVE PROCEEDINGS RELEVANT TO HAZARDOUS SUBSTANCES OR PETROLEUM PRODUCTS IN, ON, OR FROM THE PROPERTY: No

37C) DO YOU KNOW OF ANY NOTICES FROM ANY GOVERNMENTAL ENTITY REGARDING ANY POSSIBLE VIOLATION OF ENVIRONMENTAL LAWS OR POSSIBLE LIABILITY RELATING TO HAZARDOUS SUBSTANCES OR PETROLEUM PRODUCTS IN, ON, OR FROM THE ASSESSED PROPERTY: No

37D) HAVE THERE BEEN ANY ENVIRONMENTAL LIENS ON THE SITE, OR IN THE VICINITY OF THE SITE? No

38) DOES THE FACILITY CURRENTLY HAVE, OR HAS IT HAD IN THE PAST, ANY PERMITS (E.G. STATE/FEDERAL AIR, WASTEWATER (SPDES), SURFACE WATER, CONSTRUCTION/DEMOLITION):

EPA ID# for Haz waste disposal no air discharge permits

39) HAS THE FACILITY EVER BEEN THE SUBJECT OF ANY COMPLAINTS OR VIOLATIONS. IF SO, DESCRIBE: no

40) HAS ANY TYPE OF MATERIAL (GREATER THAN 5 GALLONS IN QUANTITY) EVER BEEN SPILLED ON THE PROPERTY OR IN THE BUILDING(S):

no

41) HAVE THERE EVER BEEN ANY ACTIONS RELATING TO THE RELEASE OF A HAZARDOUS SUBSTANCE ON SITE OR ON ADJOINING SITES?

no, on site no comment on adj. sites

42) HAVE THERE EVER BEEN ANY FIRES AT THE FACILITY. IF SO, DESCRIBE:

no

43) HAVE THERE EVER BEEN ANY PITS, PONDS OR LAGOONS ON THE PROPERTY? IF YES, ARE THESE PITS, PONDS, OR LAGOONS ASSOCIATED WITH WASTE TREATMENT ACTIVITIES, HAZARDOUS SUBSTANCES, OR PETROLEUM PRODUCTS?

no

AGRICULTURAL ACTIVITY

44) HAS THE PROPERTY EVER BEEN FARMED IN LAST TEN YEARS: no

44A) IF SO, CROPS/YEARS: _____

45) HAS THE PROPERTY EVER CONTAINED ORCHARDS: no

45A) IF SO, FRUIT/YEARS: _____

46) HAVE PESTICIDES EVER BEEN USED OR STORED ON THE PROPERTY: no

46A) IF SO, DESCRIBE: _____

47) DOES THE PROPERTY CONTAIN A COMPOST PILE/DUMP OR POND: no

47A) IF SO, LOCATION: _____

TANK & DRUM INFORMATION

48) ARE THERE NOW, OR HAVE THERE EVER BEEN, ANY STORAGE TANKS AT THE FACILITY (E.G. FUEL OIL, GASOLINE, WASTE OIL, CHEMICALS):

48A) IF YES, PLOT LOCATION(S) ON MAP AND PROVIDE THE FOLLOWING INFO.: *See Passero Report*

TANK #	LOCATION	SIZE	MATERIAL STORED	DATE INSTALLED	DATE REMOVED
1	west of Bldg	~2,000 gal	Gasoline	Assumes 1962	12/9 1988

only 1 tank at property during history of Bldg.

49) HAS THE TANK(S) EVER BEEN PRESSURE TESTED: *testing prior to removal*

49A) IF SO, WHEN, BY WHOM, COPY OF RESULTS: *not available unless in Passero*

50) HAS THE TANK BEEN REGISTERED WITH THE NYSDEC, USEPA, OR LOCAL AGENCY:

Registered at time of removal

51) DOES THE TANK(S) HAVE ANY TYPE OF LEAK DETECTION. IF SO, DESCRIBE:

NO

52) HAVE ANY TANKS EVER BEEN CLOSED IN-PLACE OR REMOVED FROM THE SITE:

1 UST removed in 1988

(IF YES, REFER TO TANK REMOVAL/CLOSURE FORM)

52A) ARE ANY CLOSURE/REMOVAL REPORTS AVAILABLE FOR REVIEW?

in Passero report

53) HAS ANY CONTAMINATION BEEN IDENTIFIED OR REMEDIATION EVER BEEN REQUIRED REGARDING ANY TANK(S) ON THE PROPERTY:

NO

no soil sampling

MATERIALS STORAGE

54) ARE ANY MATERIALS/CHEMICALS STORED ON THE PROPERTY:

54A) IF SO, DESCRIBE LOCATION, TYPE OF CHEMICALS, QUANTITIES STORED AND CONTAINERS USED: *in Passero report for past use*

54B) IF SO, HAVE ANY CONTAINERS OF MATERIALS EVER LEAKED OR SPILLED:

NO

54C) IF SO, HAS ANY TESTING AND/OR REMEDIATION BEEN REQUIRED FOR LEAKS/SPILLS:

NA

WASTE DISPOSAL

55) ARE SOLID WASTES (i.e. rags, filters, etc.) GENERATED FROM OPERATIONS OR ACTIVITIES AT THIS SITE: _____ IF SO:

<u>TYPE OF WASTE</u>	<u>PROCESS/ACTIVITY</u>	<u>STORAGE LOCATION</u>	<u>DISPOSAL COMPANY</u>
<i>paper/plastic</i>	<i>office</i>	<i>Dumpster west of Bldg.</i>	<i>Bestway Disposal</i>
<i>copper scrap metal</i>			<i>Kriegs or other Scrap metal dealer</i>

56) ARE HAZARDOUS WASTES (LIQUID OR SOLID) GENERATED AT THIS FACILITY:

56A) IF SO, PLEASE DESCRIBE:

spent lacquer thinner - Passero report
used cutting oil

56B) ARE HAZARDOUS WASTE MANIFESTS OR ANY OTHER PERMITS/PAPERWORK AVAILABLE (e.g. HAULER, ID#, WASTE TYPE):

in Passero report

PCB MATERIALS INFORMATION

57) HAVE PCB MATERIALS EVER BEEN USED AT THE FACILITY (e.g. transformers, volt regulators, capacitors, switches, hydraulic equipment):

Company policy - no PCB materials brought to assessed property Derck Vanderlinden at property from 10/77-2002

57A) IF SO, LOCATION AND AGE:

Transformer for Bldg under sidewalk - South side

57B) IF TRANSFORMER, WET/DRY, POLE OR GROUND-MOUNTED:

57C) OWNERSHIP (PRIVATE OR UTILITY):

RGE

57D) IF PRIVATE, WHO MAINTAINS:

57E) HAS ANY OF THIS EQUIPMENT EVER BEEN TESTED FOR PCB MATERIAL (if so, when and by whom; results):

57F) HAVE THERE BEEN ANY LEAKS OR SPILLS ASSOCIATED WITH ANY OF THIS EQUIPMENT:

No

ASBESTOS MATERIALS INFORMATION

Is asbestos being evaluated as part of this assessment?

☒ Yes ☐ No

Does the age of the building suggest the presence of asbestos?

☒ Yes ☐ No

Has the building been renovated?

Yes ☒ No

58) ARE ASBESTOS CONTAINING MATERIALS PRESENT IN THE FACILITY (e.g. floor/ceiling tiles, pipe wrap, spray-on):

not that he is aware of

59) HAS AN ASBESTOS INSPECTION OR ANY ASBESTOS SAMPLING EVER BEEN CONDUCTED AT THE FACILITY (if so, when and by whom):

no

60) HAS ANY ASBESTOS EVER BEEN REMOVED FROM THE FACILITY (if so, when and by whom):

unknown

LEAD BASED PAINT INFORMATION

Is lead paint being evaluated as part of this assessment?

Yes

No

Does the age of the building suggest the presence of lead paint?

Yes

No

Has the building been renovated?

Yes

No

61) IS LEAD-BASED PAINT PRESENT IN THE FACILITY?

No

62) HAS A LEAD-BASED PAINT INSPECTION OR SAMPLING EVER BEEN CONDUCTED AT THE FACILITY (if so, when and by whom):

no

63) HAS ANY LEAD PAINT EVER BEEN REMOVED FROM THE FACILITY (if so, when and by whom):

no

RADON

Is radon being evaluated as part of this assessment?

Yes

No

Does the building have a basement?

Yes

No

Has radon testing ever been conducted?

Yes

No

Unknown

Who completed the sampling: _____

Results of sampling: _____

Is a copy of the sample results/report available? _____

LEAD-IN-DRINKING WATER

Is lead-in-drinking water being evaluated as part of this assessment? Yes No

Is the property serviced by a private well or public water? Private Well Public Water

Has any testing ever been conducted? Yes No Unknown

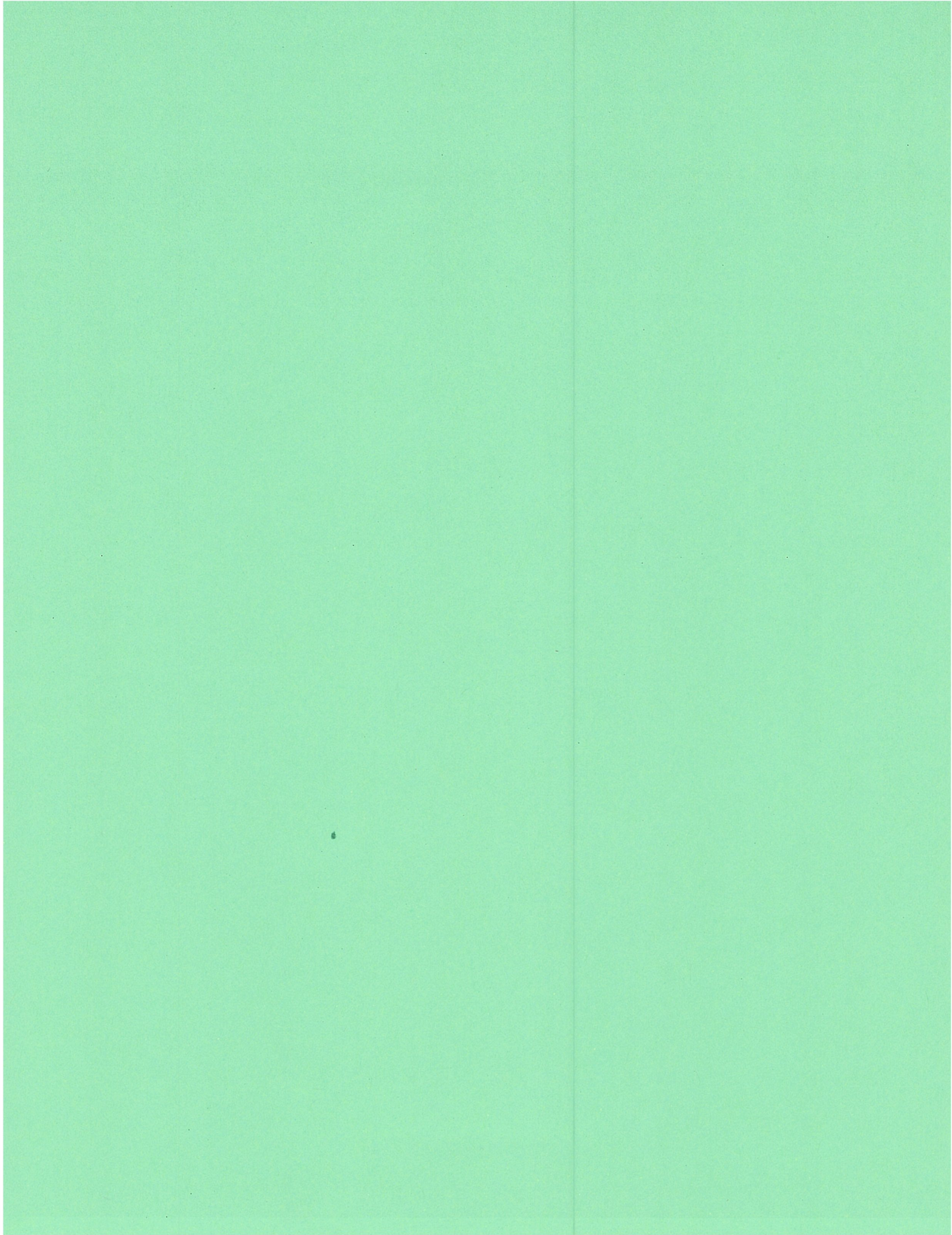
Who completed the sampling: _____

Results of sampling: _____

Is a copy of the sample results/report available? _____

Additional Information:

Interview form completed by: (Print and Sign)



**ASSESSMENT INTERVIEW
GENERAL INFORMATION**

Ask the person interviewed to be as specific as reasonably feasible in answering questions, and to answer the questions in good faith and to the extent of their knowledge.

- 1) PERSON INTERVIEWED: John Koetter
- 2) TITLE: Electrical technician Reynolds Electric (tenant) Motor Mechanic for 23 yrs
- 3) YEARS IN POSITION: 26 years & 11 Months Oct. 2001 Reynolds
- YEARS AT SITE: 27 years
- 4) CURRENT DATE: 5/1/02
- 5) JOB NUMBER: 2936E-02
- 6) PURPOSE OF ASSESSMENT: pre-purchase due diligence
- 7) PROPERTY OWNER: Vanderlinde Electric
- 7A) OWNED SINCE: 1962
- 8) PREVIOUS OWNER: unknown
- 8A) OWNED SINCE: " "
- 9) PROPERTY SIZE: 0.78 acres
- 10) NUMBER OF PARCELS: 1

11) DO ANY OF THE FOLLOWING EXIST FOR THE ASSESSED PROPERTY? (Building diagrams, plans, maps, photographs, spec. books, commercial appraisals, engineering/environmental reports from investigations)

unknown

12) PRESENT LAND/PROPERTY USE: Electric motor repair ; office + warehouse

13) PREVIOUS LAND/BUILDING USE: same

14) Do any of the following exist for the assessed property?

a. Environmental site assessment/audit reports: unknown

- b. Environmental permits (i.e., solid waste disposal permits, hazardous waste disposal permits, wastewater permits, NPDES permits): unknown
- c. Registrations for USTs or ASTs: UST removed 1988
- d. Material safety data sheets: in office
- e. Community right-to-know plan: unknown
- f. Safety plan; preparedness and prevention plans; spill prevention, countermeasure, and control plans; etc.: -
- g. Reports regarding hydrogeologic conditions on the property or surrounding area: -
- h. Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property: -
- i. Hazardous waste generator notices or reports: -
- j. Geotechnical studies: -

15) IS THE PROPERTY CURRENTLY USED, OR HAS IT PREVIOUSLY BEEN USED, AS ANY OF THE FOLLOWING: AN INDUSTRIAL OR MANUFACTURING OPERATION, A GASOLINE STATION, A MOTOR REPAIR FACILITY, A COMMERCIAL PRINTING FACILITY, A DRY CLEANERS, A PHOTO-DEVELOPING LABORATORY, A JUNKYARD OR A LANDFILL, OR AS A WASTE TREATMENT, STORAGE, DISPOSAL, PROCESSING OR RECYCLING FACILITY? (YES, NO, UNKNOWN)

Electric motor repair

16) ADJACENT SITES (CURRENT & PAST):

ARE ANY ADJOINING PROPERTIES CURRENTLY USED, OR HAVE THEY PREVIOUSLY BEEN USED AS ANY OF THE FOLLOWING: AN INDUSTRIAL OR MANUFACTURING OPERATION, A GAS STATION, A MOTOR REPAIR FACILITY, A COMMERCIAL PRINTING FACILITY, A DRY CLEANERS, A PHOTO-DEVELOPING LABORATORY, A JUNK YARD OR A LANDFILL, OR AS A WASTE TREATMENT STORAGE, DISPOSAL PROCESSING, OR RECYCLING FACILITY?

No

17) DESCRIPTION OF TOPOGRAPHY & SURFACE DRAINAGE (ANY CREEKS, DITCHES):

flat drains to Street

BUILDING(S) INFORMATION

18) BUILDING(S) AGE/SIZE/LOCATIONS: unknown

19) ANY ADDITIONS (AGE/SIZE/LOCATIONS): No

20) NUMBER OF FLOORS: 2 in office 1 in warehouse

21) BASEMENT, CRAWLSPACE, ATTIC: No

22) TYPE OF HEAT: Gas forced air - ceiling mounted

22A) Has the facility ever been heated with oil in the past? No

22B) IF OIL, ANY TANKS: NA

23) BLDG(S) TIED TO SANITARY SEWER: yes

23A) IF SO, DATE OF CONNECTION: unknown

24) WAS FACILITY EVER ON SEPTIC/DRYWELL: No

24A) IF SO, LOCATION OF LEACHFIELD: _____

24B) HOW OFTEN IS SEPTIC TANK PUMPED OUT: NA

25) ANY FLOOR DRAINS: 2 in truck bay, 1 in Motor shop

25A) IF SO, LOCATION(S): _____

25B) CONNECTED TO OIL/WATER SEPARATOR: unknown

25C) DISCHARGE POINT(S): _____

26) ANY SUMPS: No

26A) IF SO, LOCATION/DISCHARGE POINT(S): NA

27) HAVE THERE EVER BEEN ANY FOUL ODORS OBSERVED EMANATING FROM DRAINS, SUMPS, OR OTHER LOCATIONS IN THE BUILDING OR ON THE PROPERTY?

He has no sense of smell - unknown

28) IS THERE ANY WASTEWATER (OTHER THAN SANITARY) DISCHARGE ON-SITE OR ONTO ADJOINING PROPERTIES?

no

29) IS FACILITY SERVICED BY PUBLIC WATER:

yes

30) ANY WELLS ON SITE (CURRENTLY/PAST):

no

Potable water wells, monitoring wells, etc.

30A) IF SO, STILL USED/ACCESSIBLE:

30B) IF SO, LOCATION:

31) INSULATION:

W = Between walls

S = Spray On

I = Blown-in

C = Ceiling

B = Batting

R = Rigid

F = Floors

P = Poured

unknown

32) ROOFING MATERIAL (e.g. asphalt shingle, rolled rubber, rolled asphalt paper):

unknown

32A) ORIGINAL ROOFING MATERIAL:

unknown

BUILDING DEMOLITION

33) ANY BUILDINGS DEMOLISHED?

Yes

No

33A) IF SO, WHEN:

NA

BUILDING SIZE/LOCATION:

OPERATIONS IN BLDG:

MAT. STORED IN BLDG:

BASEMENT FILLED IN:

FLOOR DRAINS/SUMPS:

IF SO, DISCHARGE LOCATION:

SEPTIC/LEACH FIELD:

DEMO. CONTRACTOR: NA
DISPOSAL LOCATION: _____
COMMENTS: _____

SITE HISTORY

34) HAS ANY TYPE OF MATERIAL EVER BEEN FILLED, BURIED OR DUMPED ON OR ADJACENT TO THE PROPERTY: (e.g. clean fill, ash, c/d debris, waste oil for dust suppression, etc.)

No

35) HAS THERE EVER BEEN ANY SIGNIFICANT SOIL STAINING ON THE PROPERTY?

No

36) HAVE ANY SOIL SAMPLING, GROUNDWATER SAMPLING, GEOTECHNICAL, ENGINEERING OR ENVIRONMENTAL INVESTIGATIONS EVER BEEN CONDUCTED ON THE PROPERTY: (If so, when and by whom; is copy of report available) _____

No

37A) DO YOU KNOW OF ANY PENDING, THREATENED, OR PAST LITIGATION RELEVANT TO HAZARDOUS SUBSTANCES OR PETROLEUM PRODUCTS IN, ON, OR FROM THE PROPERTY: NA

37B) DO YOU KNOW OF ANY PENDING, THREATENED, OR PAST ADMINISTRATIVE PROCEEDINGS RELEVANT TO HAZARDOUS SUBSTANCES OR PETROLEUM PRODUCTS IN, ON, OR FROM THE PROPERTY: NA

37C) DO YOU KNOW OF ANY NOTICES FROM ANY GOVERNMENTAL ENTITY REGARDING ANY POSSIBLE VIOLATION OF ENVIRONMENTAL LAWS OR POSSIBLE LIABILITY RELATING TO HAZARDOUS SUBSTANCES OR PETROLEUM PRODUCTS IN, ON, OR FROM THE ASSESSED PROPERTY: _____

No

37D) HAVE THERE BEEN ANY ENVIRONMENTAL LIENS ON THE SITE, OR IN THE VICINITY OF THE SITE? NA

38) DOES THE FACILITY CURRENTLY HAVE, OR HAS IT HAD IN THE PAST, ANY PERMITS (E.G. STATE/FEDERAL AIR, WASTEWATER (SPDES), SURFACE WATER, CONSTRUCTION/DEMOLITION):

No

39) HAS THE FACILITY EVER BEEN THE SUBJECT OF ANY COMPLAINTS OR VIOLATIONS. IF SO, DESCRIBE: No

40) HAS ANY TYPE OF MATERIAL (GREATER THAN 5 GALLONS IN QUANTITY) EVER BEEN SPILLED ON THE PROPERTY OR IN THE BUILDING(S):

No

41) HAVE THERE EVER BEEN ANY ACTIONS RELATING TO THE RELEASE OF A HAZARDOUS SUBSTANCE ON SITE OR ON ADJOINING SITES? No

42) HAVE THERE EVER BEEN ANY FIRES AT THE FACILITY. IF SO, DESCRIBE:

car fire in alley + scorched building

43) HAVE THERE EVER BEEN ANY PITS, PONDS OR LAGOONS ON THE PROPERTY? IF YES, ARE THESE PITS, PONDS, OR LAGOONS ASSOCIATED WITH WASTE TREATMENT ACTIVITIES, HAZARDOUS SUBSTANCES, OR PETROLEUM PRODUCTS?

No

AGRICULTURAL ACTIVITY

44) HAS THE PROPERTY EVER BEEN FARMED IN LAST TEN YEARS: No

44A) IF SO, CROPS/YEARS: _____

45) HAS THE PROPERTY EVER CONTAINED ORCHARDS: No

45A) IF SO, FRUIT/YEARS: _____

46) HAVE PESTICIDES EVER BEEN USED OR STORED ON THE PROPERTY: No

46A) IF SO, DESCRIBE: _____

47) DOES THE PROPERTY CONTAIN A COMPOST PILE/DUMP OR POND: No

47A) IF SO, LOCATION: _____

TANK & DRUM INFORMATION

48) ARE THERE NOW, OR HAVE THERE EVER BEEN, ANY STORAGE TANKS AT THE FACILITY (E.G. FUEL OIL, GASOLINE, WASTE OIL, CHEMICALS):

48A) IF YES, PLOT LOCATION(S) ON MAP AND PROVIDE THE FOLLOWING INFO.:

yes

<u>TANK #</u>	<u>LOCATION</u>	<u>SIZE</u>	<u>MATERIAL STORED</u>	<u>DATE INSTALLED</u>	<u>DATE REMOVED</u>
<i>1</i>	<i>west of warehouse 2,000</i>		<i>Gasoline</i>	<i>unknown</i>	<i>1988</i>

49) HAS THE TANK(S) EVER BEEN PRESSURE TESTED: *unknown*

49A) IF SO, WHEN, BY WHOM, COPY OF RESULTS: _____

50) HAS THE TANK BEEN REGISTERED WITH THE NYSDEC, USEPA, OR LOCAL AGENCY:

unknown

51) DOES THE TANK(S) HAVE ANY TYPE OF LEAK DETECTION. IF SO, DESCRIBE:

unknown

52) HAVE ANY TANKS EVER BEEN CLOSED IN-PLACE OR REMOVED FROM THE SITE:

tank removed in 1988

(IF YES, REFER TO TANK REMOVAL/CLOSURE FORM)

52A) ARE ANY CLOSURE/REMOVAL REPORTS AVAILABLE FOR REVIEW?

unknown

53) HAS ANY CONTAMINATION BEEN IDENTIFIED OR REMEDIATION EVER BEEN REQUIRED REGARDING ANY TANK(S) ON THE PROPERTY:

No

MATERIALS STORAGE

54) ARE ANY MATERIALS/CHEMICALS STORED ON THE PROPERTY:

54A) IF SO, DESCRIBE LOCATION, TYPE OF CHEMICALS, QUANTITIES STORED AND CONTAINERS USED:

Varnish dip tank in motor shop; Solvent in parts cleaners - disposed
of by Safety Klean; minimal cutting oil - 1 can, Several 5-gal buckets of
gear oil & hydraulic oil

54B) IF SO, HAVE ANY CONTAINERS OF MATERIALS EVER LEAKED OR SPILLED:

NO

54C) IF SO, HAS ANY TESTING AND/OR REMEDIATION BEEN REQUIRED FOR LEAKS/SPILLS:

NA

WASTE DISPOSAL

55) ARE SOLID WASTES (i.e. rags, filters, etc.) GENERATED FROM OPERATIONS OR ACTIVITIES AT THIS SITE: _____ IF SO:

<u>TYPE OF WASTE</u>	<u>PROCESS/ACTIVITY</u>	<u>STORAGE LOCATION</u>	<u>DISPOSAL COMPANY</u>
<u>scrap metal copper</u>	<u>Motor Shop</u>	<u>Bin + drums outside</u>	<u>Krieger Recy</u> <u>Bestway Safety Klean</u>

56) ARE HAZARDOUS WASTES (LIQUID OR SOLID) GENERATED AT THIS FACILITY:

56A) IF SO, PLEASE DESCRIBE: NO PA

56B) ARE HAZARDOUS WASTE MANIFESTS OR ANY OTHER PERMITS/PAPERWORK AVAILABLE (e.g. HAULER, ID#, WASTE TYPE):

NO

PCB MATERIALS INFORMATION

57) HAVE PCB MATERIALS EVER BEEN USED AT THE FACILITY (e.g. transformers, volt regulators, capacitors, switches, hydraulic equipment): *transformers for new jobs*

57A) IF SO, LOCATION AND AGE:

Warehouse

57B) IF TRANSFORMER, WET/DRY, POLE OR GROUND-MOUNTED:

no

57C) OWNERSHIP (PRIVATE OR UTILITY):

57D) IF PRIVATE, WHO MAINTAINS:

57E) HAS ANY OF THIS EQUIPMENT EVER BEEN TESTED FOR PCB MATERIAL (if so, when and by whom; results):

no

57F) HAVE THERE BEEN ANY LEAKS OR SPILLS ASSOCIATED WITH ANY OF THIS EQUIPMENT:

no

ASBESTOS MATERIALS INFORMATION

Is asbestos being evaluated as part of this assessment?

☒ Yes

No

Does the age of the building suggest the presence of asbestos?

☒ Yes

No

Has the building been renovated?

☒ Yes

No

58) ARE ASBESTOS CONTAINING MATERIALS PRESENT IN THE FACILITY (e.g. floor/ceiling tiles, pipe wrap, spray-on):

not to knowledge

59) HAS AN ASBESTOS INSPECTION OR ANY ASBESTOS SAMPLING EVER BEEN CONDUCTED AT THE FACILITY (if so, when and by whom):

No

60) HAS ANY ASBESTOS EVER BEEN REMOVED FROM THE FACILITY (if so, when and by whom):

No

LEAD BASED PAINT INFORMATION

Is lead paint being evaluated as part of this assessment?

Yes

No

Does the age of the building suggest the presence of lead paint?

Yes

No

Has the building been renovated?

Yes

No

61) IS LEAD-BASED PAINT PRESENT IN THE FACILITY?

unknown

62) HAS A LEAD-BASED PAINT INSPECTION OR SAMPLING EVER BEEN CONDUCTED AT THE FACILITY (if so, when and by whom):

unknown

63) HAS ANY LEAD PAINT EVER BEEN REMOVED FROM THE FACILITY (if so, when and by whom):

unknown

RADON

Is radon being evaluated as part of this assessment?

Yes

No

Does the building have a basement?

Yes

No

Has radon testing ever been conducted?

Yes

No

Unknown

Who completed the sampling: _____

Results of sampling: 100% of the samples were positive for the presence of the virus.

Is a copy of the sample results/report available? _____

LEAD-IN-DRINKING WATER

Is lead-in-drinking water being evaluated as part of this assessment? Yes No

Is the property serviced by a private well or public water? Private Well Public Water

Has any testing ever been conducted? Yes No Unknown

Who completed the sampling: _____

Results of sampling: _____

Is a copy of the sample results/report available? _____

Additional Information:

No servicing of Vehicles was performed on property
- always done off-site

Interview form completed by: (Print and Sign)

APPENDIX F

References

REFERENCES

1. Aerial Photographs Monroe County Environmental Management Council
Photograph Dates: 1930, 1951, 1961, 1970, 1976, 1988,
1993, 1996, and 1999
2. Topographic Map United States Geological Survey
Rochester East, New York Quadrangles (map date 1995)
3. Historical Maps Rundel Memorial Library
Plat Book of the City of Rochester
G.M. Hopkins Co.
Map Dates: 1875, 1888, 1900, 1918, 1926, and 1935
4. Sanborn Maps Map dates: 1892, 1912, 1938, 1950, and 1971
5. Directories Rundel Memorial Library
City of Rochester Polk Directories
Directory Dates: 1926, 1931, 1936, 1941, 1946, 1951,
1956, 1961, 1962, 1966, 1971, 1976, 1981, 1986, 1992,
1997, and 2001

APPENDIX G

Previous Environmental Reports

LCS INC.

Environmental and Real Estate Consultants

CORPORATE OFFICE
P.O. Box 406
Buffalo, New York 14205
716-845-6145
1-800-474-6802
FAX 716-845-6164
info@lenderconsulting.com

March 26, 2001

Citibank (New York State)
c/o Michael F. Scalia, MAI
One Court Square, Floor 43/Zone 15
Long Island City, New York 11120

**"THE USE AND DISEMINATION OF THIS ENVIRONMENTAL
REPORT IS GOVERNED BY THE DISCLAIMER NOTICE
ATTACHED HERETO AND INCORPORATED HEREIN."**

RE: LCS Project # 01B215.24 ASTM E1528-00 ENVIRONMENTAL SITE ASSESSMENT
TRANSACTION SCREEN FOR THE REAL PROPERTY IDENTIFIED AS:

Vanderlinde Electric Corporation
48-100 Charlotte Street
Rochester, New York

Dear Mr. Scalia:

**"THE USE AND DISEMINATION OF THIS APPRAISAL IS
GOVERNED BY THE DISCLAIMER NOTICE ATTACHED
HERETO AND INCORPORATED HEREIN."**

INTRODUCTION

Lender Consulting Services, Inc. (LCS) has conducted an Environmental Site Assessment Transaction Screen pursuant to ASTM E1528-00 for the referenced real property. This assessment consisted of the following elements.

A. Completion of the Environmental Site Assessment Transaction Screen Questionnaire by interviewing the current Owner or Occupant.

B. Records research at the federal and state level consisting of review of selected environmental databases. The regulatory information was provided by Environmental Data Resources, Inc. (EDR), in a report purchased by LCS and dated March 22, 2001. The EDR-Radius Map report summarizes the database used and the radii reviewed and is included as an attachment.

C. Review of fire insurance maps and/or consultation with the local fire department or other local agencies to assess historical subject property use.

D. Site investigation by an LCS environmental professional conducted on March 20, 2001.

E. Review of average radon concentration information for the area of the subject property.

F. Review of a previous study.

This report is subject to certain limitations which follow this letter.

REPORT FINDINGS

Based on the elements of the investigation as set forth, LCS reports the following regarding the subject property.

OWNER/OPERATOR INTERVIEW:

According to Mr. Derek Vanderlinde of the Vanderlinde Electric Corporation, representing the owner/operator of the subject property, on-site operations include small electric motor repair. Mr. Vanderlinde indicated that there are 55-gallon drums of waste oil and cleaning solvent stored on-site. Mr. Vanderlinde also indicated that a gasoline underground storage tank (UST) was removed from the subject property in 1988. A copy of the questionnaire is attached.

ROCHESTER OFFICE
ALEXANDER STREET, SUITE 213
ROCHESTER, NEW YORK 14604
716-546-6250
FAX 716-546-6263

SYRACUSE OFFICE
217 SOUTH SALINA
SYRACUSE, NEW YORK 13202
315-473-9438
FAX 315-473-9784

NEW YORK OFFICE
P.O. BOX 756
VALLEY COTTAGE, NY 10989
845-268-1752
FAX 845-268-4736

PENNSYLVANIA OFFICE
1-800-474-6802

REGULATORY INFORMATION:

No sites of potential concern were identified by EDR within their appropriate radii, other than those identified below. Any sites unplotable by EDR were also reviewed to the extent practical, to determine whether they are also present within their appropriate radii.

According to the EDR report, the subject property has been identified as a registered petroleum bulk storage (PBS) facility, a RCRA Generator of hazardous waste and a Facility Index Listed (FINDS) site. The subject property was identified as formerly including one 2,000-gallon gasoline underground storage tank (UST) which was removed in 1988. The subject property is also identified as a large quantity generator of hazardous waste. As a result of the RCRA Generator status, the subject property is considered a FINDS site. There are no reported spills and no violations on record for the facility.

There is one New York State Department of Environmental Conservation (NYSDEC) listed hazardous waste site (equivalent to an NPL site) located within a one-mile radius of the subject property. This site is located over one-half mile from the subject property. There do not appear to be recognized environmental conditions at the subject property based on the listed site due to the distance to the subject property.

There are 20 NYSDEC listed spill sites attributed to leaking USTs (LUSTs) located within a one-half mile radius of the subject property. Of these 20 spill sites, three spills are considered 'active' by the NYSDEC, while the remaining spills are classified as either 'inactive' or 'closed.' A status of 'closed' indicates the spill was remediated and the NYSDEC file closed with no further remediation required. A status of 'inactive' indicates the contamination may remain at the subject property but no further remediation is required. A status of 'active' indicates further remediation or investigation is necessary. The closest 'active' spill is located approximately one-eighth mile from the subject property. There do not appear to be recognized environmental conditions at the subject property based on the listed spill sites due to the 'closed' or 'inactive' status of many of the listed spills and/or the distance to the subject property.

There is one NYSDEC listed solid waste facility located within a one-half mile radius of the subject property. This site is located over one-quarter mile from the subject property. There do not appear to be recognized environmental conditions at the subject property based on the listed sites due to the lack of reasonably ascertainable or practically reviewable records indicating a release at the listed facility and/or the distance to the subject property.

There are 11 additional NYSDEC registered petroleum bulk storage (PBS) facilities located within a one-quarter mile radius of the subject property. No adjacent sites were identified. There do not appear to be recognized environmental conditions at the subject property based on the listed sites due to the lack of reasonably ascertainable or practically reviewable records indicating a release at the listed facilities and/or the distance to the subject property.

There are 17 additional RCRA Generators located within a one-quarter mile radius of the subject property. No adjacent sites were identified. There do not appear to be recognized environmental conditions at the subject property based on the listed sites due to the lack of reasonably ascertainable or practically reviewable records indicating a release at the listed facilities and/or the distance to the subject property.

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HISTORICAL INFORMATION:

EDR provided, and LCS reviewed, historical maps dating 1892, 1912, 1938, 1950 and 1971. Based on those maps, the subject property has been identified as being developed with the existing subject structure since at least 1971. This structure has historically been utilized as an electric supply company. Prior to the current on-site development, the subject property was identified as being developed with several residential dwellings from at least 1892 to at least 1950. In addition, the 1938 map indicates that two commercial storefronts were present, and in 1950, a restaurant and electric supply company were noted. [It should be noted that the structure labeled as an electric supply company in 1950 is not the existing subject building.]

According to the site contact, the existing subject structure was constructed in 1962. Prior to the current on-site development, the site contact indicated that the subject property was residentially developed.

The subject property is included on the Rochester East Quadrangle Topographic Map dated 1971, photograph revised 1978. Due to the extensive development in the area of the subject property, individual structures are not indicated on this map.

SITE RECONNAISSANCE:

A site inspection of the subject property located at 48-100 Charlotte Street, City of Rochester, Monroe County, New York, was conducted by LCS on March 20, 2001. The subject property measures approximately one acre and includes an approximate 18,800 square foot structure. This structure is constructed of, but not limited to, poured concrete, concrete block and steel. The exterior portions of the subject property were noted to include an asphalt-paved parking area and landscaping. It should be noted that several inches of snow cover over portions of the subject property limited a detailed inspection of the ground surface.

LCS noted one 55-gallon drum of detergent, two 55-gallon drums of solvent, one 55-gallon drum of waste oil and three five-gallon buckets each of hydraulic oil, motor oil and cutting oil on-site. The drums were stored on pallets and the five-gallon buckets were noted properly stored on shelves. There was no evidence of releases or spills at the time of the site inspection.

LCS did not note any significant environmental concerns during its site reconnaissance. However, LCS noted the presence of a few suspect asbestos-containing materials (ACMs) within the subject structure at the time of the site inspection. [It should be noted that these materials are considered suspect ACMs due to the subject structure being constructed prior to the middle 1980's.] These suspect ACMs include 12 inch by 12 inch floor tiles and two feet by four feet ceiling tiles. These materials were not considered friable or greatly damaged at the time of the site inspection.

Due to the age of the subject structure, suspect lead-based paint materials may be present on-site. However, based upon LCS' observations, no damaged painted surfaces were noted.

The site investigation was conducted by Mr. Michael Lesakowski, General Manager of the LCS-Rochester Office. A copy of our Site Condition Report is attached.

RADON:

The subject property is located within Monroe County. The subject structure is a slab-on-grade construction. The USEPA reports that the average indoor radon concentration is estimated to be about 1.3 pico curies per liter (pCi/L) and about 0.4 pCi/L of radon is normally found in the outside air. The average basement radon screening as of March 2000, for Monroe County, is 3.3 pCi/L.

THE USE AND DISEMINATION
REPORT IS
ATTACHED

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RADON (continued):

The New York State Department of Health (NYSDOH), Radon Detector Distribution Program report for March 2000 suggests a mean basement radon reading of 1.7 pCi/L for the City of Rochester. The NYSDOH recommends taking measures to reduce basement radon concentration to below 4.0 pCi/L. Based on the low average radon concentrations for the City of Rochester, radon does not appear to pose a concern to the subject property.

PREVIOUS STUDY:

LCS reviewed "Phase I Environmental Investigation Report Summary For: Vanderlinde Electric Corporation, 48-80, 100 Charlotte Street, Rochester, New York 14607," prepared for Lyndon Guaranty Bank, prepared by Passero Associates, P.C. (Passero), report dated March 1995.

Passero noted two on-site ovens that did not have a NYSDEC air emissions permit. [It should be noted that these ovens were noted in-use at the time of the site inspection and no such permits has apparently been obtained.] Also, Passero indicated that one 2,000-gallon gasoline UST was removed from the site in 1988. The UST was removed under the supervision of the City of Rochester Fire Department. The City of Rochester Fire Department records indicated that the "soil in the hole was clean" at the time of the UST removal. Passero also requested information from the NYSDEC regarding historic on-site spills. No NYSDEC spills were on record for the subject property. No information relative to confirmatory soil samples being collected and analyzed was supplied to LCS for review.

Passero concluded "no further investigation is recommended. However; Vanderlinde Electric is operating a bakeoven and a burn-out oven; these ovens require an air permit in compliance with 6NYCRR Part 201 (Permits and Certificates)" and, "the former 2,000-gallon underground storage tank does not appear to be of environmental concern."

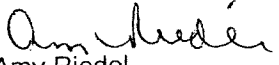
CONCLUSION


Based on the information contained in this report, LCS concludes the following about the subject property:

- 1) Further investigation that would discover or characterize contamination of the subject property by hazardous or toxic substances is not warranted. While no confirmatory soil sampling was completed when the UST was removed, local regulators oversaw its removal and indicated that there was no evidence of impact.
- 2) The property owner should confirm whether the on-site ovens require an air emissions permit.
- 3) As suspected asbestos containing materials (ACMs) were not friable or greatly damaged, the materials can remain in-place. However, should significant renovations or demolition be anticipated, state and federal regulations require an asbestos survey and proper handling and disposal of ACMs. If such renovations or demolition is anticipated, costs for addressing ACMs should be provided in any project estimates.

This report constitutes the findings and recommendations of LCS' investigation conducted for the referenced subject property as inspected and reviewed by those listed below. This report is the subjective opinion of LCS prepared for the exclusive use of the client, its agents and assigns; LCS assumes no responsibility for the use of this report by any other party for any other purposes other than intended.

Sincerely,


Amy Riedel
Manager, Due Diligence Services


Robert J. Szustakowski
Chief Operating Officer

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APPENDIX

We have prepared this report for the exclusive use of Citibank (New York State). Use by any other party is strictly prohibited except by authorization in writing from this consultant.

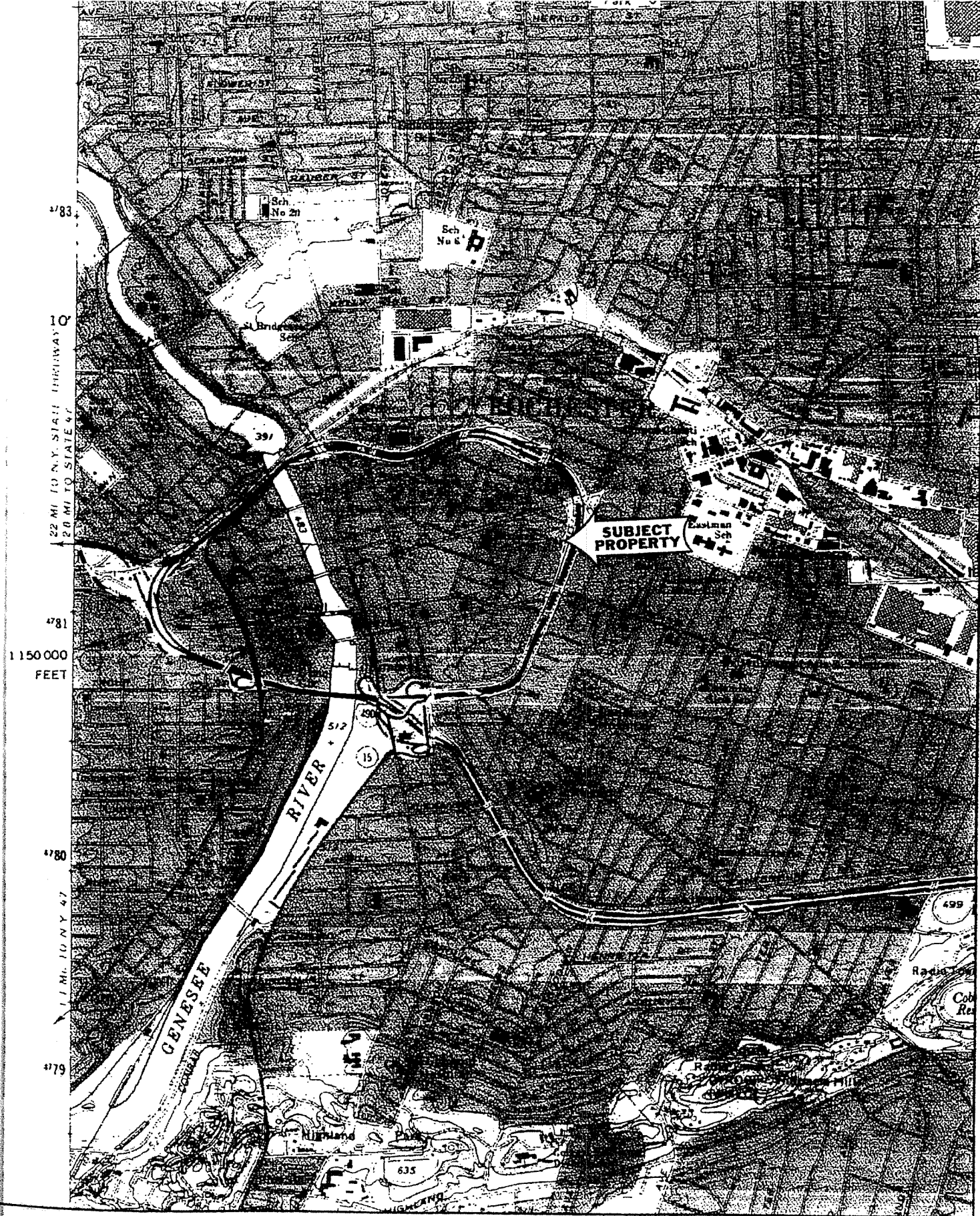
This **ENVIRONMENTAL SITE ASSESSMENT TRANSACTION SCREEN, ASTM E1528-00** is not to be considered as an environmental audit of the subject property, a Phase I Environmental Site Assessment, or a complete environmental investigation of the subject site and is subject to the limitations identified by that standard.

This **ENVIRONMENTAL SITE ASSESSMENT TRANSACTION SCREEN, ASTM E1528-00** makes no warranties nor implies any liability regarding:

- 1) Site specific practices and/or disposal methods of the past or future owners.
- 2) The presence of asbestos, lead containing materials or radon and/or the environmental impact of such substances on the subject site or building(s) and structure(s) on the subject site.
- 3) Adjacent property owners, their environmental practices and/or impact of such properties and practices on the subject site other than observed from the subject property.
- 4) Unreported spills.
- 5) Practices, waste disposal, environmental concerns, and/or modifications to waste site indexes after the date of this report.
- 6) Site groundwater or soil quality.

This report was prepared using data, information, and references available from federal, state and local governmental agencies and information supplied by knowledgeable parties. LCS assumes no liability for the completeness or accuracy of information gained from these sources. Observations made at the time of the site investigation are contained herein. LCS cannot be held responsible for omissions as a result of any changes made to the subject property after the date of the site investigation. Areas of the site where access was limited, obstructed or denied are mentioned herein and LCS renders no opinion as to the presence or absence of hazardous materials or potential environmental liability associated with such.

No sampling or analysis of materials, including soil, water, air, building materials, etc., were obtained as part of this assessment unless otherwise noted. LCS assumes no responsibility for the quality or toxicity of these substances.



no: ROCHESTER EAST
 e: 3/23/101
 e: 1 inch equals 2000 feet

Location: 043° 09' 20.4" N 077° 36' 10.0" W
 Caption: 1971, Photograph Revised 1978



ENVIRONMENTAL SITE ASSESSMENT TRANSACTION SCREEN QUESTIONNAIRE

This document is an excerpt of Practice E 1528-00: Standard Practice for Environmental Site Assessments: Transaction Screen Process, which is under the jurisdiction of ASTM Committee E-50 on Environmental Assessment and is the direct responsibility of Subcommittee E 50.02 on Commercial Real Estate Transactions. This questionnaire represents only Sections 5 and 6 of Practice E 1528-00 and should not be construed as being the complete standard. It is necessary to refer to the full standard prior to using this questionnaire. COPYRIGHT © 2000 AMERICAN SOCIETY FOR TESTING AND MATERIALS, West Conshohocken, PA. Prior edition copyrighted 1996. Stock #: ADJE1528. For the complete standard, or to order additional copies of this questionnaire, contact ASTM Customer Service at (610) 832-9585.

Introduction to Transaction Screen Questionnaire

1 Process—The transaction screen process consists of asking questions obtained within the transaction screen questionnaire of owners and occupants of the property, observing site conditions at the property with direction provided by the transaction screen questionnaire, and, to the extent reasonably ascertainable, conducting limited research regarding certain government records and certain standard historical sources. The questions asked of owners are the same questions as those asked of occupants.

2 Guide—The transaction screen questionnaire is followed by a guide designed to assist the person completing the transaction screen questionnaire. The guide to the transaction screen questionnaire is set out in Sections 7-10 of this practice. The guide is divided into three sections: Guide for Owner/Occupant Inquiry, Guide to Site Visit, and Guide to Government Records/Historical Sources Inquiry.

2.1 To assist the user, its employee or agent, or the environmental professional preparing a report, the guide repeats each of the questions set out in the transaction screen questionnaire in both the guide for owner/occupant inquiry and the guide to site visit. The questions regarding government records/historical sources inquiry are also repeated in the guide to that section.

2.2 The guide also describes the procedures to be followed to determine if reliance upon the information in a prior environmental site assessment is appropriate under this practice.

2.3 A user, his employee or agent, or environmental professional conducting the transaction screen process should not use the transaction screen questionnaire without reference to, or familiarity from prior usage with, the guide.

3 User and Preparer—The user conducting the transaction screen process is the party seeking to perform appropriate inquiry with respect to the property. The user may delegate the preparation of the transaction screen questionnaire to an employee or agent of the user or may contract with a third party to prepare the questionnaire on behalf of the user. The person preparing the questionnaire is the preparer, who may be either the user or the person to whom the user has delegated the preparation of the transaction screen questionnaire.

4 Exercise of Care—The preparer conducting the transaction screen process should use good faith efforts in determining answers to the questions set forth in the transaction screen questionnaire. The user should take time and care to check whatever records are in the user's possession. The preparer should ask all persons to whom questions are directed to give answers to the best of the respondent's knowledge. As required by Section 9601(35)(B) of CERCLA, the user or preparer should discuss with a responsible person in authority in the user's organization (if any) any specialized knowledge or experience relating to hazardous substances on the property and the preparer should understand such information.

5 Knowledge—The owner or occupant of the property to which portions of the transaction screen questionnaire are directed should have sufficient knowledge and experience with respect to the property or in the owner's or occupant's particular business to understand the purpose and use of the transaction screen questionnaire. All answers should be given to the best of the owner's or occupant's actual knowledge.

5.1 While the person conducting the transaction screen process has an obligation to ask the questions set forth in the transaction screen questionnaire, in many instances the parties to whom the questions are addressed will have no obligation to answer them. The user is only required to obtain information to the extent it is reasonably ascertainable.

5.2 If the preparer asks the questions set forth in the transaction screen questionnaire, but does not receive any response or receives partial responses, the questions will be deemed to have been answered provided the questions have been asked, or were attempted to be asked, in person or by telephone and written records have been kept of the person to whom the questions were addressed and their responses, or the questions have been asked in writing sent by certified or

registered mail, return receipt requested, postage prepaid, or by private, commercial overnight carrier and no responses have been obtained after at least two follow-up telephone calls were made or written request was sent again asking for responses.

5.3 The transaction screen questionnaire and the transaction screen guide sometimes include the phrase "to the best of your knowledge." Use of this phrase shall not be interpreted as imposing a constructive knowledge standard when it is not included or as imposing anything other than an actual knowledge standard for the person answering the questions, regardless of whether it is used. It is sometimes included as an assurance to the person being questioned that he or she is not obligated to search out information he or she does not currently have in order to answer the particular question.

5.6 Conclusions Regarding Affirmative or Unknown Answers—If any of the questions set forth in the transaction screen questionnaire are answered in the affirmative, the user must document the reason for the affirmative answer. If any of the questions are not answered or the answer is unknown, the user should document such nonresponse or answer of unknown and evaluate it in light of the other information obtained in the transaction screen process, including, in particular, the site visit and the government records/historical sources inquiry. If the user decides no further inquiry is warranted after receiving no response, an answer of unknown or an affirmative answer, the user must document the reasons for any such conclusion.

5.6.1 Upon obtaining an affirmative answer, an answer of unknown or no response, the user should first refer to the guide. The guide may provide sufficient explanation to allow a user to conclude that no further inquiry is appropriate with respect to the particular question.

5.6.2 If the guide to a particular question does not, in itself, permit a user to conclude that no further inquiry is appropriate, then the user should consider other information obtained from the transaction screen process relating to this question. For example, while on the site performing a site visit, a person may find a storage tank on the property and therefore answer Question 10 of the transaction screen questionnaire in the affirmative. However, during or subsequent to the owner/occupant inquiry, the owner may produce evidence that substances now or historically contained in the tank (for example, water) are not likely to cause contamination.

5.6.3 If either the guide to the question or other information obtained during the transaction screen process does not permit a user to conclude no further inquiry is appropriate with respect to such question, then the user must determine, in the exercise of the user's reasonable business judgment, based upon the totality of unresolved affirmative answers or answers of unknown received during the transaction screen process, whether further inquiry may be limited to those specific issues identified as of concern or should proceed with a full Phase I Environmental Site Assessment.

5.7 Presumption—A presumption exists that further inquiry is necessary if an affirmative answer is given to a question or because the answer was unknown or no response was given. In rebutting this presumption, the user should evaluate information obtained from each component of the transaction screen process and consider whether sufficient information has been obtained to conclude that no further inquiry is necessary. The user must determine, in the exercise of the user's reasonable business judgment, the scope of such further inquiry: whether to proceed with a Phase I Environmental Site Assessment prepared in accordance with Practice E 1527 or a lesser inquiry directed at specific issues raised by the questionnaire.

5.8 Further Inquiry Under Practice E 1527—Upon completing the transaction screen questionnaire, if the user concludes that a Phase I Environmental Site Assessment is needed, the user should proceed with such inquiry with the advice and guidance of an environmental professional. Such further inquiry should be undertaken in accordance with Practice E 1527.

5.9 Signature—The user and the preparer of the transaction screen questionnaire must complete and sign the questionnaire as provided at the end of the questionnaire.

6. Transaction Screen Questionnaire

6.1 *Persons to Be Questioned*—The following questions should be asked of (1) the current owner of the property, (2) any major occupant of the property or, if the property does not have any major occupants, at least 10 % of the occupants of the property, and (3) in addition to the current owner and the occupants identified in (2), any occupant likely to be using, treating, generating, storing, or disposing of hazardous substances or petroleum products on or from the property. A major occupant is any occupant using at least 40 % of the leasable area of the property

or any anchor tenant when the property is a shopping center. In a multifamily property containing both residential and commercial uses, the preparer does not need to ask questions of the residential occupants. The preparer should ask each person to answer all questions to the best of the respondent's actual knowledge and in good faith. When completing the site visit column, the preparer should be sure to observe the property and any buildings and other structures on the property. The guide provides further details on the appropriate use of this questionnaire.¹

Description of Site: Address:

Vanderbilt Electric, Inc.
100 Charlotte St.
Rochester, NY

Question	Owner			Occupants (if applicable)			Observed During Site Visit	
1a. Is the property used for an industrial use?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No
1b. Is any adjoining property used for an industrial use?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No
2a. Did you observe evidence or do you have any prior knowledge that the property has been used for an industrial use in the past?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No
2b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used for an industrial use in the past?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No
3a. Is the property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	<input checked="" type="radio"/> Yes	No	Unk	Yes	No	Unk	<input checked="" type="radio"/> Yes	No
	Motor Repair - Electric Motors							
3b. Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No
4a. Did you observe evidence or do you have any prior knowledge that the property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No
4b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No
5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	<input checked="" type="radio"/> Yes	No
							SS, G. Solvent inst.	
5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No
				Detergent, Solvents, waste oil				
6a. Are there currently any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?	<input checked="" type="radio"/> Yes	No	Unk	Yes	No	Unk	<input checked="" type="radio"/> Yes	No
6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial drums (typically 55 gal (208L)) or sacks of chemicals located on the property or at the facility?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No
7a. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No

¹ Unk = "unknown" or "no response"

Question	Owner			Occupants (if applicable)			Observed During Site Visit	
7b. Did you observe evidence or do you have any prior knowledge that <i>fill dirt</i> has been brought onto the <i>property</i> that is of an unknown origin?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No
8a. Are there currently any <i>pits, ponds, or lagoons</i> located on the <i>property</i> in connection with waste treatment or waste disposal?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No
8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any <i>pits, ponds, or lagoons</i> located on the <i>property</i> in connection with waste treatment or waste disposal?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No
9a. Is there currently any stained soil on the <i>property</i> ?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No
9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the <i>property</i> ?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No
10a. Are there currently any registered or unregistered storage tanks(above or underground) located on the <i>property</i> ?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No
10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks(above or underground) located on the <i>property</i> ?	<input checked="" type="radio"/> Yes	No	Unk	Yes	No	Unk	<input checked="" type="radio"/> Yes	No
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the <i>property</i> or adjacent to any structure located on the <i>property</i> ?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No
11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the <i>property</i> or adjacent to any structure located on the <i>property</i> ?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No
12a. Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the <i>property</i> ?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No
12b. Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings or exposed grounds on the <i>property</i> ?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No
13a. If the <i>property</i> is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No
13b. If the <i>property</i> is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No
14. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of <i>environmental</i> liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk		
15a. Has the owner or occupant of the <i>property</i> been informed of the past existence of hazardous substances or petroleum products with respect to the property or any facility located on the <i>property</i> ?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk		
15b. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the current existence of <i>hazardous substances or petroleum products</i> with respect to the property or any facility located on the <i>property</i> ?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk		
15c. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the past existence of environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk		
15d. Has the owner or occupant of the <i>property</i> been informed of the current existence of environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk		
16. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of any environmental site assessment of the <i>property</i> or facility that indicated the presence of <i>hazardous substances or petroleum products</i> on, or contamination of, the <i>property</i> or recommended further assessment of the <i>property</i> ?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk		

Question	Owner			Occupants (if applicable)			Observed During Site Visit	
17. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any <i>hazardous substance</i> or <i>petroleum products</i> involving the <i>property</i> by any owner or occupant of the <i>property</i> ?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk		
18a. Does the <i>property</i> discharge waste water (not including sanitary waste or storm water) onto or adjacent to the <i>property</i> and/or into a storm water system?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No
18b. Does the <i>property</i> discharge waste water (not including sanitary waste or storm water) onto or adjacent to the <i>property</i> and/or into a sanitary sewer system?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No
19. Did you observe evidence or do you have any prior knowledge that any <i>hazardous substances</i> or <i>petroleum products</i> , unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the <i>property</i> ?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	Yes	<input checked="" type="radio"/> No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No

Government Records/Historical Sources Inquiry
(See guide, Section 10 of ASTM Practice E 1528-00)

21. Do any of the following Federal government record systems list the property or any property within the search distance noted below:

Approximate Minimum Search Distance,
miles (kilometers)

Federal NPL site list	1.0 (1.6)	Yes	<input checked="" type="radio"/> No
Federal CERCLIS list	0.5 (0.8)	Yes	<input checked="" type="radio"/> No
Federal CERCLIS NFRAP site list	property and adjoining properties	Yes	<input checked="" type="radio"/> No
Federal RCRA CORRACTS facilities list	1.0 (1.6)	Yes	<input checked="" type="radio"/> No
Federal RCRA non-CORRACTS TSD facilities list	0.5 (0.8)	Yes	<input checked="" type="radio"/> No
Federal RCRA generators list	property and adjoining properties	<input checked="" type="radio"/> Yes	No
Federal ERNS list	property only	Yes	<input checked="" type="radio"/> No

22. Do any of the following state record systems list the property or any property within the search distance noted below:

Approximate Minimum Search Distance,
miles (kilometers)

State lists of hazardous waste sites
identified for investigation or remediation:

State — Equivalent NPL	1.0 (1.6)	<input checked="" type="radio"/> Yes	No
State — Equivalent CERCLIS	0.5 (0.8)	Yes	<input checked="" type="radio"/> No
State landfill and/or solid waste disposal site lists	0.5 (0.8)	Yes	<input checked="" type="radio"/> No
State leaking UST lists	0.5 (0.8)	<input checked="" type="radio"/> Yes	No
State registered UST lists	property and adjoining properties	<input checked="" type="radio"/> Yes	No

23. Based upon a review of *fire insurance maps* 10.3.1.3 or consultation with the local fire department serving the *property*, all as specified in the guide, are any buildings or other improvements on the *property* or on an *adjoining property* identified as having been used for an industrial use or uses likely to lead to contamination of the *property*?

Yes ☒ No

preparer of the transaction screen questionnaire must complete and sign the following. (For definition of preparer and see 5.3 or 3.3.28 of ASTM Practice E 1528-00.)

Owner questionnaire was completed by:

DEREK VANDERLINDE
Pres
Vanderlinde Electric Corp
100 Charlotte St
Rochester NY 14607
716 232 1494
3/20/01
Owner
Principal

Occupant questionnaire was completed by:

Address
Phone number
Preparer's relationship to site
Preparer's relationship to user (for example, principal, employee, agent, consultant)

Site Visit questionnaire was completed by:

Mike Losalowski/Li
GM-LCS Rochester
LCS, Inc
13 1/2 E. Main St
Rochester NY 14613
716 845-6145
3/20/01
Consultant
Preparer's relationship to user (for example, principal, employee, agent, consultant)

The Government Records and Historical Sources Inquiry questionnaire was completed by:

Name SEE below + left
Title
Firm
Address
Phone number
Date
Preparer's relationship to site
Preparer's relationship to user (for example, principal, employee, agent, consultant)

User's relationship to the site (for example, owner, prospective purchaser, lender, etc.)

If the preparer(s) is different from the user, complete the following:

Name of User
User's address
User's phone number

Copies of the completed questionnaires have been filed at:

LCS, Inc.

Copies of the completed questionnaires have been mailed or delivered to:

Cater Corp.

Preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.

Signature [Signature]
Date 3/20/01
Signature [Signature]
Date 3/20/01
Signature
Date



LCS, INC.
SITE CONDITION REPORT

PROJ. # 01B215-24 DATE 3/20/01 EMPLOYEE NAME(S) MJAL
SITE NAME Vanderhede Electric Corp.
STREET 40-100 Charlotte St.
ABUTTING STREETS _____
CITY/COUNTY/STATE/ZIP Piedmont NC
PERSONS PRESENT/TITLES _____
Yrs. associated w/site _____
LIMITATIONS: Desek Vanderhede Yrs. associated w/site 1977
SITE INSPECTION INCLUDED: _____

LOCALITY: ☒ URBAN _____ SUBURBAN _____ RURAL _____
☒ HIGHLY DEVELOPED _____ MODERATELY DEVELOPED _____
LIGHTLY DEVELOPED _____ UNDEVELOPED _____
☒ INDUSTRIAL ☒ COMMERCIAL ☒ RESIDENTIAL _____
AGRICUL. _____ VACANT _____ WOODED _____ FALLOW _____

TOPOGRAPHY: ☒ LEVEL AT GRADE _____ 5% SLOPE _____ 10% SLOPE _____ NSEW
OTHER (EXPLAIN): _____
GENERAL AREA TOPOGRAPHY: TO NSEW OR LEVEL _____
ASSUMED GROUNDWATER FLOW: _____

GROUNDS: 2 #OF ACRES _____ FRONTAGE _____ DEPTH _____
PAVED AREA _____ GREEN AREA _____ TREES _____ LANDSCAPING _____
DEAD VEGETATION _____ STORM DRAINS _____ DEBRIS _____
DUMPING _____ FILL MATERIALS _____
TYPE OR COMPOSITION: _____
LOCATION: _____
WATER SOURCE: _____ WELL ☒ MUNICIPAL _____

WATERWAYS: _____ ON-SITE _____ ADJACENT _____ NEARBY _____ NSEW
TYPE: _____ CREEK _____ RIVER _____ LAKE: _____ MAN-MADE _____ NATURAL
DRAINAGE WAYS: _____

STRUCTURES: 1 NUMBER _____ TOTAL SQ. FTG. _____
BLDG#1 USAGE: Offices/whs./Motels SQ.FTG. _____ BUILT 1962
BLDG#2 USAGE: _____ SQ.FTG. _____ BUILT _____
BLDG#3 USAGE: _____ SQ.FTG. _____ BUILT _____
OTHER: _____ GARAGE: _____ ATTACHED _____ DETACHED _____
BLDG#1: NO. OF STORIES: 2 BASEMENT: ☒ NO _____ YES _____
CONDITION: _____ EXCELLENT ☒ GOOD _____ FAIR _____ POOR _____
ENVELOPE: _____
☒ BLOCK/POURED CONC. ☒ STEEL _____ WOOD _____ BRICK _____
SIDING: ☒ NO _____ YES, TYPE: _____
ROOF: ☒ FLAT _____ PEAKED _____ PARAPET _____ FLASHINGS _____ MANSARD _____
CONDITION: _____ EXCELLENT ☒ GOOD _____ FAIR _____ POOR _____
HEATING SYSTEM: FA - Nat. Gas
SANITARY SYSTEM: _____ SEPTIC ☒ MUNICIPAL _____
FLOOR DRAINS? _____ NO ☒ YES, LOCATION Whse DISCHARGE TO: San.
SUMP PUMP? ☒ NO _____ YES, LOCATION _____ DISCHARGE TO: _____

Rev. Date 12-2000

STRUCTURES (CONTINUED):

BLDG#2: NO. OF STORIES: _____ BASEMENT: ☐ NO ☐ YES
 CONDITION: ☐ EXCELLENT ☐ GOOD ☐ FAIR ☐ POOR
 ENVELOPE: _____
 ☐ BLOCK/POURED CONC. ☐ STEEL ☐ WOOD ☐ BRICK
 SIDING: ☐ NO ☐ YES, TYPE: _____
 ROOF: ☐ FLAT ☐ PEAKED ☐ PARAPET ☐ FLASHINGS ☐ MANSARD
 CONDITION: ☐ EXCELLENT ☐ GOOD ☐ FAIR ☐ POOR
 HEATING SYSTEM: _____
 SANITARY SYSTEM: _____ SEPTIC _____ MUNICIPAL
 FLOOR DRAINS? ☐ NO ☐ YES, LOCATION _____ DISCHARGE TO: _____
 SUMP PUMP? ☐ NO ☐ YES, LOCATION _____ DISCHARGE TO: _____

BLDG#3: NO. OF STORIES: _____ BASEMENT: ☐ NO ☐ YES
 CONDITION: ☐ EXCELLENT ☐ GOOD ☐ FAIR ☐ POOR
 ENVELOPE: _____
 ☐ BLOCK/POURED CONC. ☐ STEEL ☐ WOOD ☐ BRICK
 SIDING: ☐ NO ☐ YES, TYPE: _____
 ROOF: ☐ FLAT ☐ PEAKED ☐ PARAPET ☐ FLASHINGS ☐ MANSARD
 CONDITION: ☐ EXCELLENT ☐ GOOD ☐ FAIR ☐ POOR
 HEATING SYSTEM: _____
 SANITARY SYSTEM: _____ SEPTIC _____ MUNICIPAL
 FLOOR DRAINS? ☐ NO ☐ YES, LOCATION _____ DISCHARGE TO: _____
 SUMP PUMP? ☐ NO ☐ YES, LOCATION _____ DISCHARGE TO: _____

DESCRIPTION OF CURRENT ON-SITE OPERATIONS:

CURRENT TENANTS INCLUDE: _____

DESCRIPTION OF PAST ON-SITE OPERATIONS (including current building and previously):

HISTORIC TENANTS INCLUDE: _____

UTILITIES: ☒ NAT. GAS ☒ ELECTRIC ☒ TELEPHONE ☒ SEWER ☐ SEPTIC
☒ WATER ☐ WELL ☐ DRYWELLS ☐ INJECTION WELLS
 LOCATIONS: _____
 DEPTH: _____
 USE OF WELL: _____
 SAMPLE RESULTS: _____
 EVIDENCE OF FORMER HEATING SYSTEM? ☐ NO ☐ YES, TYPE _____
 EVIDENCE OF FORMER SEPTIC SYSTEM? ☐ NO ☐ YES, LOCATION _____
 WHEN CONNECTED TO MUNICIPAL SEWER? _____

PCB'S: SUSPECT PCB'S PRESENT ☐ YES ☐ NO ☐ WET ☐ DRY
 # OF TRANSFORMERS _____ CLIENT _____ UTILITY _____ POLE _____ PAD
 LOCATION: _____

BULK STORAGE TANKS:

UST'S _____ # OF UST'S _____ REGISTERED _____ TESTED _____ PERMITTED _____
CAPACITY: TANK #1 _____ TANK #2 _____ TANK #3 _____
PRODUCT: TANK #1 _____ TANK #2 _____ TANK #3 _____
AGE: TANK #1 _____ TANK #2 _____ TANK #3 _____
SINGLE/DOUBLE WALLED: #1 _____ TANK #2 _____ TANK #3 _____
MONITORING: TANK #1 _____ TANK #2 _____ TANK #3 _____
TYPE OF MONITORING SYSTEM? _____
DOCUMENTATION AVAILABLE? _____ NO _____ YES, OBTAIN COPIES
VENT PIPES/FILL PORTS: _____

WHERE ANY USTs **EXCAVATED** FROM or **FILLED** IN-PLACE ON PROPERTY?
DATE: _____ 19~

CONTRACTOR NAME: _____

DOCUMENTATION AVAILABLE (analytical results/disposal receipts): _____

STAINED, STRESSED, DEAD VEGETATION/SURFACES: _____

ABOVE GROUND STORAGE TANKS: _____ # OF ASTs _____ R/T/P

CAPACITY: TANK #1 _____ TANK #2 _____ TANK #3 _____

PRODUCT: TANK #1 _____ TANK #2 _____ TANK #3 _____

STAINED, STRESSED, DEAD VEGETATION/SURFACES: _____

ASBESTOS:

SUSPECT MATERIALS:

FLOOR TILE: _____ 9" x 9" LOCATION: _____

☒ 12" x 12" LOCATION: _____

_____ ROLLED VINYL LOCATION: _____

_____ VINYL STAIR TREAD

CEILING TILE: _____ 1' x 1' LOCATION: _____

_____ 2' x 2' LOCATION: _____

☒ 2' x 4' LOCATION: _____

DRYWALL ☒ PLASTER _____ ROOFING _____ TSI _____ PIPE WRAP _____

BOILER TSI _____ DUCT WRAP _____ COVE _____ TRANSITE _____

LIST DAMAGED MATERIALS, AMOUNT, LOCATIONS: _____

LEAD:

EVIDENCE OF CHIPPING/PEELING PAINT? _____ NO _____ YES

EVIDENCE OF SUSPECT LEAD PIPES/SOLDERING? _____ NO _____ YES

ANY PREVIOUS LBP TESTING CONDUCTED ON-SITE? _____ NO _____ YES

IF SO, OBTAIN COPY OF RESULTS

LIST LOCATION AND EXTENT OF CHIPPING/PEELING PAINT: _____

ODORS:

_____ SOLVENTS _____ NATURAL GAS _____ PETROLEUM _____ OTHER

_____ VISIBLE SPILL/LEAK _____ UNKNOWN ORIGIN

PERMITS (IF YES, OBTAIN COPIES):

_____ NPDES/SPDES _____ RCRA _____ HAZ. WASTE _____ SEWER DISCHARGE

_____ AIR EMISSIONS

PERMITS (CONTINUED):

LIST OTHER PERMITS:

HAZARDOUS MATERIALS:

☒ STORED ON-SITE ☒ USED ON-SITE
LIST HAZ. MAT'S, AMOUNT, CONTAINER SIZE, STORAGE LOCATION/CONDITION:

Solvents - 55 G.
Gasoline GNS - 55 G.
Waste oil - 55 G.

ADEQUATE STORAGE PRACTICES? YES ☐ NO ☐
MSDS'S ☐ NO ☐ YES ☐ REVIEWED ON-SITE
HAZARD COMMUNICATION PROGRAM? ☐ NO ☐ YES

55-GALLON DRUMS/BARRELS OTHER CONTAINERS:

LIST AMOUNT, CONTENTS, LOCATION, LABELED, CONDITION:

Waste oil -
Solvents -

WASTES:

SOLID WASTE: TYPE/COMPOSITION:

Storage: Cereal
Collector: Pumpster OF

RECYCLING: TYPE/COMPOSITION:

Storage:
Collector: OF

HAZARDOUS WASTE:

TYPE/COMPOSITION: Waste solvents / Waste oils

Storage: 55 G.

Amt. generated/yr.:

Transporter/disposal facility: Safety-Klean OF As-Needed

TYPE/COMPOSITION:

Storage:

Amt. generated/yr.:

Transporter/disposal facility: OF

TYPE/COMPOSITION:

Storage:

Amt. generated/yr.:

Transporter/disposal facility: OF

Hazardous Waste Manifests: obtain copies

WASTE OIL:

Storage: 55 G.

Collector: SK OF

Disposal receipts:

DRY CLEANERS:

CURRENT MACHINE TYPE?

AGE OF CURRENT MACHINE?

FORMER MACHINE TYPE?

HOW LONG HAS DRY CLEANING BEEN CONDUCTED ON-SITE?

FILM DEVELOPING/X-RAYS:

SILVER RECOVERY SYSTEM IN PLACE? _____ NO _____ YES
LEAD LINED WALLS FOR X-RAY ROOMS? _____ NO _____ YES

ADJACENT PROPERTIES:

List names and type of operations adjacent and next adjacent to subject property.

NORTH: Haags Alley - Maurer Woodworkers
SOUTH: Charlotte St. / Service Master
EAST: Pittkin St. / Inner loop
WEST: Vacant lot

SITE INSPECTION NOTES:

GENERATORS: 3 - portable COMPRESSORS: (releases?)
(firing source?)

BLDG/LOCATION: offices - 2nd fl.

Capet / 12x12 ft
Drywall
2x4 CT

BLDG/LOCATION: fl. Lighting
Parking

1st floor - Industrial

BLDG/LOCATION: Warehouse Area

off. supply storage
- Elect. supplies storage

L Wiring
L Tools
L 5 Piping

SITE INSPECTION NOTES (CONTINUED):

BLDG/LOCATION: Van. Room

- Concrete floor
- Steel beam

BLDG/LOCATION: 1 55 G- Detergent

- 2 - 55 G- Solvents
 - 2 - Empty 55 G.
- 2 1/2 Hets

BLDG/LOCATION: - floor drains in garage area

- 1 55 G waste oil
- 2 on Sec. container

- Haz Mat Kit next to waste oil 55 G.

BLDG/LOCATION: _____

- 1 Shelf of cleaning supplies
- 5 Gal - Hyp oil - 3
- Motor oil - 3
- Cutting oil - 3

BLDG/LOCATION: _____

Motor Repair

- 1 small electric motor
- 1 floor drain
- Burn-out oven
- Bake oven

No releases

- Solvent Bath (2)
- 100 G - Varnish for coating

PHASE I ENVIRONMENTAL INVESTIGATION REPORT SUMMARY FOR:

**VANDERLINDE ELECTRIC CORPORATION
48-80, 100 CHARLOTTE STREET
ROCHESTER, NEW YORK 14607**

PREPARED FOR:

**LYNDON GUARANTY BANK
3670 MOUNT READ BOULEVARD
ROCHESTER, NEW YORK 14616**

PREPARED BY:

**PASSERO ASSOCIATES, P.C.
100 LIBERTY POLE WAY
ROCHESTER, NY 14604**

MARCH, 1995

P.N. 95053.01

PRIVILEGED AND CONFIDENTIAL

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ATTACHMENTS

1. Exhibit A - Environmental Questionnaire
2. Photos of the Subject Property
3. Exhibit B - Tax Account Map
4. Exhibit C - Waste Site Location Map
5. Exhibit D - EDR Data - Pertinent Pages
6. Exhibit E - NYSDEC F.O.I.L. Response
7. Exhibit F - City of Rochester Fire Permit
8. Exhibit G - Safety Kleen Certificate, Manifest
9. Exhibit H - Tank Removal Documentation
10. Exhibit I - DEC Tank Closure
11. Exhibit J - Review of Past Ownership

PRIVILEGED AND CONFIDENTIAL

March, 1995

P.N. 94053.01

1.0 ENVIRONMENTAL INVESTIGATION REPORT SUMMARY FOR:

Lyndon Guaranty Bank
3670 Mount Read Boulevard
Rochester, New York 14616

THIS ENVIRONMENTAL INVESTIGATION HAS BEEN CONDUCTED FOR THE BENEFIT OF LYNDON GUARANTY BANK. THE RESULTS AND RECOMMENDATIONS PRESENTED HEREIN MAY BE RELIED UPON ONLY BY LYNDON GUARANTY BANK. ASSIGNMENT OF THIS DOCUMENT CAN BE MADE ONLY WITH THE WRITTEN PERMISSION OF PASSERO ASSOCIATES, P.C.

SUBJECT PROPERTY: VANDERLINDE ELECTRIC CORPORATION
100 CHARLOTTE STREET
ROCHESTER, NEW YORK 14607

CONTACT: GARY W. PASSERO, P.E., REM OR PETER S. MORTON, C.P.G.

ENVIRONMENTAL INVESTIGATION REPORT SUMMARY

ENVIRONMENTAL LIABILITY: ☐ SUSPECTED ☐ NOT SUSPECTED
 ☒ CONFIRMED

TYPE OF LIABILITY:

<input type="checkbox"/> ASBESTOS	<input type="checkbox"/> HAZARDOUS/WASTE
<input type="checkbox"/> TRANSFORMERS/PCB'S	<input type="checkbox"/> ABSTRACT OF TITLE/ADJACENT PROPERTY
<input type="checkbox"/> PETROLEUM PRODUCTS	<input type="checkbox"/> UNDERGROUND STORAGE TANKS
<input type="checkbox"/> NONE SUSPECTED	<input checked="" type="checkbox"/> ENVIRONMENTAL COMPLIANCE
<input type="checkbox"/> OTHER (UNKNOWN)	

FURTHER INVESTIGATION:

☐ RECOMMENDED ☒ NONE RECOMMENDED

NOTE: No further investigation is recommended. However, Vanderlinde Electric is operating a bake-oven and a burn-out oven; these ovens require an air permit in compliance with 6NYCRR Part 201 (Permits and Certificates). We have advised the owner, and he is in the process of acquiring the permit.

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1.1 Executive Summary

Passero Associates, P.C. was retained by Lyndon Guaranty Bank to conduct a Phase I Environmental Investigation for the property located at 100 Charlotte Street in Rochester, New York. The purpose of the investigation was to determine the potential environmental risks associated with the subject property. This summary report is based on a site visit by Peter Morton, C.P.G. of Passero Associates, information supplied by Derek Vanderlinde and Bill Deans, an environmental regulatory database search, an Abstract of Title review, and interviews with Monroe County and City of Rochester officials. Photographs of the site were taken to document conditions during the site visit. The Abstract of Title for the property was reviewed. In addition, an aerial photograph review has been completed.

The subject property is approximately 0.9 acre in size, and improved with one building; the building is occupied by Vanderlinde Electric Corporation, a motor repair and distribution facility. **Vanderlinde Electric appears to be in compliance with applicable regulations regarding handling and disposal of flammable materials (Exhibit F) and used oils (Exhibit G).** The only issue of non-compliance identified is the operation of a burn-out oven and a bake oven without DEC air permits; we informed the owner, and Vanderlinde is in the process of acquiring the required permits. No other environmental concerns were identified regarding the subject site.

The site is bordered on the north by an electrical contractor and a graphics design shop; on the west by parking lots; on the south by vacant warehouse and office space; and on the east by Pitkin Street followed by the Inner Loop. **Nothing of environmental significance relative to the subject site was noted on the neighboring properties.**

U.S. Environmental Protection Agency (EPA) and New York State Department of Environmental Conservation (NYSDEC) environmental databases were reviewed for the subject property and surrounding sites. **Nothing of environmental significance relative to the subject site within ASTM-specified search distances was noted in the database search.**

Local waste site information was researched in the Monroe County Environmental Management Council and information was also solicited from the Monroe County Department of Health. **Nothing of significance relative to the subject site was found.**

Based on the scope of services requested, observations made during the site inspection, information supplied by Derek Vanderlinde and Bill Deans, the Monroe County Environmental Management Council, the Monroe County Health Department, City of Rochester and Regulatory agency officials, the known history of the site, and the current conditions relative to the site at this time, **it is Passero Associates' opinion that Vanderlinde Electric should follow through and acquire the air permits necessary to operate their bake and burn-out ovens in compliance with 6NYCRR Part 201 (Permits and Certificate).** Once permitted, there are no other environmental concerns associated with the subject parcel located at 100 Charlotte Street in Rochester, New York.

2.0 OBJECTIVES OF THE PHASE I ENVIRONMENTAL INVESTIGATION

The primary objective of this Phase I Environmental Investigation was to evaluate the available information pertaining to the subject property referred to as Vanderlinde Electric Corporation, located at 100 Charlotte Street in the City of Rochester, New York, and provide an opinion regarding the potential for existing on-site contamination and identify practices possibly subject to environmental regulation.

2.1 Assessment Methodology

The assessment consisted of a review of available public records pertaining to the property, a site investigation, interviews with site personnel, an aerial photograph review, an environmental evaluation, and the preparation of a summary report.

2.2 Public Record Review

The following public records were reviewed for this assessment:

- A. USEPA, NYSDEC, and Monroe County Waste Site Lists
- B. Abstract of Title - Abstract No. 29145B dated April 12, 1993
- C. City of Rochester Officials
- D. Monroe County Health Department
- E. Aerial Photographs for the years 1951, 1961, 1970, 1975, 1988, and 1993

The Abstract of Title review was conducted to identify previous land owners and times at which the property was transferred. NYSDEC, City of Rochester and Monroe County officials were contacted to determine if there are any outstanding environmental, fire or health violations; any permit applications; spills or chemical releases; above/underground storage tanks; or any other environmental concerns with respect to the subject parcel located at 100 Charlotte Street in the City of Rochester, New York.

Review of aerial photographs was performed to provide an overhead view of all visible sites and surrounding operations at the time the photographs were taken during the period from 1951 through 1993.

2.3 Waste Site List Review

USEPA, CERCLIS, NYSDEC, and Monroe County Waste Site Lists was obtained and reviewed to determine if the subject parcel is listed as a contaminated site, or if listed sites are present within ASTM-specified search distances. The following listings of waste disposal and inactive hazardous waste sites were included:

- A. Environmental Protection Agency (EPA) National Priority List (NPL) of Superfund Sites.
- B. Comprehensive Environmental Response Compensation Liability Information System (CERCLIS) Sites.
- C. New York State Department of Environmental Conservation (NYSDEC) Registry of Inactive Hazardous Waste Disposal Sites.
- D. Monroe County Inventory of Active and Inactive Dump Sites.

The sites identified in the four (4) lists were reviewed in relation to their proximity to the subject parcel. The objective was to determine the existence of **NPL** and **RCRA-TSDF** and **New York State priority** listed sites within a one (1) mile radius; **CERCLIS**, **LUST**, and known active, demolition or inactive landfill sites within a 1/2 mile radius; **RCRA** transporters, located within a 1/4 mile radius of the subject property; and target and adjoining properties that are **RCRA** generators or have registered **UST** on site.

Key

NPL - National Priority List
CERCLIS - Comprehensive Environmental Response, Compensation and Liability Act Information System
UST - Underground Storage Tanks
LUST - Leaking Underground Storage Tanks
RCRA - Resource Conservation and Reauthorization Act
TSDF - Treatment Storage Disposal Facility

2.4 Site Inspection

The physical site inspection includes observation for general topography, grade and direction of surface water flow; availability and use of utilities; visual signs and evidence of surface water, ground water and soil contamination; the presence of any distressed vegetation; ground surface irregularities such as trenches, pits and mounds or piles which may indicate burial of materials or subsidence from prior burials; the presence of suspected earthen fill; possible use of pesticides and/or herbicides; any unusual odors; visual signs for the presence and location of both aboveground and underground storage tanks; electrical equipment which may contain PCB's; observations for visual signs only of suspected asbestos containing materials and lead paint; sanitary sewer and/or septic connection and operation; drains and sumps and their point of discharge; visual evidence of spilled materials and hazardous material storage capabilities and practices; availability and source of drinking water; and the apparent uses and conditions of adjoining properties. The site inspection is supplemented with interviews with responsible decision making persons having knowledge of current and previous site uses and conditions.

2.5 Environmental Evaluation

Based on the public record review and site investigation, Passero Associates' objective was to identify specific environmental concerns and then make appropriate recommendations to resolve the environmental concerns in the **SUMMARY AND RECOMMENDATION SECTION** of this report.

2.6 Applicable Local, State & Federal Laws & Regulations

After a review of present and past land uses revealed in public records, in Passero Associate's opinion, the following laws and regulations are possibly relevant to the subject parcel located at 100 Charlotte Street in the City of Rochester:

Resource Conservation and Recovery Act/Hazardous and Solid Waste Act (RCRA/HSWA)

Clean Air Act (CAA) - 6NYCRR Part 201 - Operations of an Emission Point

Toxic Substances Control Act (TSCA)

Comprehensive Environmental Response, Compensation and Liability Act (CERCLA)

Superfund Amendments and Reauthorization Act (SARA)

State Petroleum Bulk Storage Law

State Hazardous Material Storage Regulations

State Solid and Hazardous Waste Regulations

New York State Department of Labor Industrial Code Rule 56 for Asbestos

3.0 REPORT ORGANIZATION

This report presents the results of research of the public records pertaining to the subject property located at 100 Charlotte Street in the City of Rochester, observations made from the aerial photos, a listing of State and Federal hazardous waste sites within the specified search distance referenced in Section 4.5 and its significance to the subject parcel, a review of the Abstract of Title to determine if the activities of the former owner/lessors would negatively impact the subject sites' current environmental status, and observations made during the site investigation. Our report summarizes an evaluation of the research, areas of environmental concern revealed by the assessment, and provides recommendations for addressing the areas of concern identified by this assessment.

4.0 ENVIRONMENTAL RECORD REVIEW

4.1 New York State Department of Environmental Conservation - Region 8

Contact: Kimberly Shutts - (716) 226-2466

The F.O.I.L. request was reviewed and processed by air, water, solid waste, hazardous subsurface regulations, hazardous waste remediation, regulatory affairs, pesticides and legal unit(s) in the Region 8 NYSDEC office.

There are no records on file of any environmental concerns associated with the subject parcel. Refer to Exhibit E - NYSDEC F.O.I.L. response.

4.2 Monroe County Health Department

Contact: Richard Elliott, 274-6066

There are no records on file of any environmental concerns associated with the subject parcel.

4.3 City of Rochester Officials

Contact: Maria Scott, 428-6054

4.3.1 Building Inspector

The building inspector's office issued a permit to install one 2,500-gallon gas tank and pump in 1962; a permit to maintain the tank in 1975; and a permit to remove one 4,000-gallon tank in 1988. Information supplied by the Department of Public Safety indicate that the above records are all relating to one 2,000-gallon tank that was removed in 1988. Their records indicate the "soil was clean" at the time of tank removal. **The former 2,000-gallon underground gasoline tank does not appear to be of environmental concern.**

4.3.2 Fire Department

The Rochester Fire Department issued permit 95-04029 to Vanderlinde Electric for flammable/combustible liquid storage, for spraying operation, and for oven operation (Exhibit F).

Conclusions for Section 4.0 - 4.3

There are no records on file of any environmental concerns associated with the subject parcel referred to as Vanderlinde Electric Corporation, located at 100 Charlotte Street in the City of Rochester.

4.4 Monroe County Environmental Management Council

Contact: Louise Hartshorn, 274-8338

Aerial photographs from 1951-1993 were reviewed.

1993 The western portion of the subject site is a parking lot, with a warehouse-style building on the eastern portion.

To the North: Urban commercial/retail, businesses, apartments.

To the West: Urban buildings and apartments.

To the South: Urban commercial buildings and parking lots.

To the East: Inner Loop

1988 Similar to 1993 photos.

1975 Similar to later photos.

1970 Similar to later photos.

1961 The subject site was occupied by tightly spaced urban housing at this time. The Inner Loop was not yet present. The entire site area was urban commercial and densely packed residential.

1951 Similar to 1961 photos.

Conclusions for Section 4.4

Based on the aerial photograph review from 1951-1993, there is no visual evidence of outdoor hazardous waste storage, above-ground storage tanks, spills, or stressed vegetation on site.

4.5 Federal and State Environmental Database Search

Passero Associates acquired the EDR environmental database search for the subject parcel and surrounding land uses in accordance with the ASTM Standards on Environmental Site Assessments for Commercial Real Estate, Method E1527-94 Standard Practice for Environmental Site Assessments; Phase I Environmental Site Assessment Process, Method E1528-93 Standard Practice for Environmental Site Assessments; Transaction Screen Process. The following federal and state agency files were reviewed by our office:

<u>DataBase</u>	<u>Search Distance</u>
<u>Federal Records</u>	
National Priorities List (NPL)	1.0 Mile
Comprehensive Environmental Response Compensation, and Liability Information System (CERCLIS)	0.5 Mile
Resource Conservation and Recovery Act (RCRA) Generators	Target Property/adjoining property
RCRA Treatment, Storage, and Disposal Facilities (TSD's)	1.0 Mile
RCRA Transporters	0.25 Mile
<u>State Records</u>	
State Priorities List (SPL) April '94	1.0 Mile
Solid Waste Landfill List (SWLF)	
• Active Landfills List	0.5 Mile
• Demolition Landfills List	0.5 Mile
• Inactive Landfills List	0.5 Mile
Leaking Underground Storage Tank Listing (LUST)	0.5 Mile
Underground Storage Tank Listing (UST)	Target Property/adjoining property
NYS Environmental Spill Report Active Spills Only	Target Property/adjoining property

Description of the Federal and State Environmental Database Search

4.5.1 National Priority List (NPL) Federal

The NPL is a national listing of hazardous sites that represent a significant threat to public health or to the environment and are priorities for remedial action. These sites are eligible for Superfund monies.

Findings

There were **no** NPL sites identified within a one-mile radius of the subject parcel.

4.5.2 Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)

CERCLIS is a compilation of sites that the EPA has investigated or is currently investigating for the release or threatened release of hazardous substances pursuant to the Comprehensive Environmental Response Compensation and Liability Act (CERCLA).

Findings

There are **no** CERCLIS sites identified within a 0.5-mile radius of the subject parcel.

4.5.3 Resource Conservation and Recovery Act (RCRA)

The U.S. EPA maintains records of all hazardous waste generators, transporters, and treatment, storage and disposal facilities.

Findings

There are **no** RCRA Generators identified on or adjacent to the subject parcel.

There were **no** RCRA Treatment, Storage, and/or Disposal Sites identified within a one-mile radius of the subject parcel.

There were **no** RCRA Transporters identified within a one-quarter mile radius of the subject parcel.

4.5.4 State Priority List (SPL)

The State Priority List (SPL) is a generic name for databases maintained by many states. These databases include sites that are considered to be contaminated or potentially contaminated, presenting a possible threat to human health and the environment. The New York Department of Environmental Conservation, Bureau of Hazardous Site Control, Inactive Hazardous Waste Disposal Sites for April 1994 was reviewed by Passero Associates.

Findings

There are two SPL sites within 1.0 mile of the subject site: The Davis-Howland Oil Corporation (Exhibit C, No. 190) is approximately 0.8 mile to the east; the Davidson's Collision (Exhibit C, No. 194) is approximately 1.0 mile to the south. The DEC is marshalling the remediation on both of these sites, and the area is serviced by public water; *these sites are not of apparent significance relative to the subject site.*

4.5.5 State Active Waste, Demolition Landfills and Inactive Landfills

This is a database maintained by state and local agencies of Solid Waste Landfills, Incinerators, and Transfer Stations. A review of the NYSDEC, Division of Municipal Waste, Active, Solid Waste Disposal Sites was conducted by Passero Associates.

Findings

There are no SWLF sites within 0.5 mile of the subject site.

4.5.6 Underground Storage Tank Listing (USTs)

Underground Storage Tanks (USTs) are registered by the U.S. EPA under Title 40 of the Code of Federal Regulations, Part 280. The New York State Petroleum Bulk Storage Regulations (6 NYCRR Part 612-614) supersede the Federal Regulations. These regulations require notifications to be filed on existing USTs, USTs abandoned in place (unless taken out of operation on or before January 1, 1974), and new USTs.

Findings

Vanderlinde Electric Corporation is registered (PBS No. 8-227102) with 0 tanks with 0 gallons total capacity; City of Rochester records indicate that one 2,000-gallon tank was removed in 1988 (Section 4.3.1).

4.5.7 NYS Environmental Spill Report (Active Spills Only)

There are no active spills on file in the vicinity of the subject parcel.

4.5.8 Leaking Underground Storage Tank Listing (LUSTs)

There are 13 LUST incident reports within 0.5 mile of the subject site. The DEC is marshalling the clean-ups of these spills, and the area is serviced by public water; these LUSTs are not of apparent significance relative to the subject site.

Conclusion for Section 4.5 - 4.5.8

The environmental database search did not reveal anything of environmental significance relative to the subject property within ASTM-specified search distances.

4.6 Previous Owners-Abstract of Title Review

The Abstract of Title review was conducted to determine if the activities of the former owners/lessors would negatively impact the subject sites' current environmental status. A review of past ownership is included in Exhibit J.

The Abstract of Title was prepared under Search No. 29145B, last dated April 12, 1993.

While private individuals were excluded from further review due to the general lack of information pertaining to the activities which they may have conducted on the premises, there always remains the possibility that they might have conducted activities which may have negatively impacted the environment and continues to pose a threat to the premises.

There is one easement granted in the Abstract of Title. We recommend that the client/client's attorney or prospective buyer should thoroughly review the easement and contents of the Abstract of Title prior to development or purchase of the subject property.

Conclusions for Section 4.6

Based on the Abstract of Title Review, the environmental significance of the tenure of the past owners, and current land use is not of environmental significance.

5.0 SITE INSPECTION

Date: February 21, 1995

Temperature: Approximately 15°F

5.1 Description of the Subject Parcel - See Exhibit C

The subject parcel is approximately 0.9 acre in size on the north side of Charlotte Street in the City of Rochester. It is improved with one building, occupied by Vanderlinde Electric Corporation. The area is serviced by City of Rochester public water and sewer system.

5.2 Inspection Procedure

Passero Associates, P.C., conducted a site investigation per ASTM Standard E1527-94 and E1528-93 on February 21, 1995, to observe the condition of the subject parcel and all adjacent parcels, and comment on the environmental concerns related to the site and the various activities conducted on site in accordance with site inspection procedures outlined in Section 2.4 of this report. Refer to Exhibit A Environmental Questionnaire.

5.3 Inspection of the Parcel - Refer to Exhibits A-J and Photos of the Subject Parcel.

- 5.3.1 The subject site is comprised of four tax parcels with the addresses 48-50, 54, 58-60, and 80 Charlotte Street; the Vanderlinde Electric Corporation has a mailing address of 100 Charlotte Street. The building is of two-story precast concrete construction on concrete slab with particle board roof with tar and gravel cover.
- 5.3.2 The eastern portion of the building has office space on the first and second floors; the western portion of the building is divided into approximately 1/3 motor shop and 2/3 warehouse space. The building is heated by ceiling-mounted gas-fired heating units.
- 5.3.3 Vanderlinde Electric Corporation repairs and restores electric motors. Prior to removing the coil wire from an old motor, the wire is softened in a high-temperature "burn-out" oven. After a stator is rewound, it is dipped in vanish and then cured in a "bake" oven. **Both the burn-out and bake ovens should be permitted in compliance with 6NYCRR Part 201 Permits and Certificates.**

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- 5.3.4 12" linoleum floor tiles in the office space are suspected to be asbestos containing materials (ACM). They appear to be in excellent condition and are not currently of concern. The August 1994 OSHA asbestos standard requires thermal insulation and surfacing materials in buildings construction prior to 1980 be assumed to contain asbestos. **Prior to renovation and/or demolition of the building, testing for asbestos containing materials should be conducted in accordance with applicable OSHA, USEPA, and New York State Department of Labor regulations.**
- 5.3.5 Vanderlinde Electric Corporation is listed as a RCRA Large Quantity Generator of hazardous waste. According to Bill Deans, they were assigned an EPA number for a "one time only" disposal of 6 drums of lacquer thinner by Safety Kleen in 1992 (Exhibit G). **The inclusion of the subject site on the RCRA list is not of apparent concern.**
- 5.3.6 Vanderlinde Electric has 3 Safety Kleen parts washers (Exhibit G). They appear to be in good condition with no leakage, and Safety Kleen reclaims spent solvents on an as-needed basis. **The parts-cleaners are not of apparent significance.**
- 5.3.7 There are 3 floor drains in the shop and warehouse area. According to Bill Deans, drainage flows through on oil separator; the site plan indicates that the drains discharge to the City sewer on Haags Alley to the north. **The floor drains are not of environmental significance.**
- 5.3.8 A metal cabinet in the warehouse has five 5-gallon metal gas containers. The cabinet has a "Flammable" sticker and is kept closed. Vanderlinde has a Fire Permit for storage of flammable liquids (Exhibit F). **The minor gasoline storage is not of apparent concern.**
- 5.3.9 Several 55-gallon drums of cutting oil and solvents for use in the motor shop are stored just inside the garage door at the western wall of the shop. The drums appear to be in good condition, no leaking or staining was noted, and Vanderlinde has a permit for the materials (Exhibit F). **The cutting oil and solvent storage is not of apparent concern.**

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- 5.3.10 The building was constructed in 1962; the Consumer Product Safety Commission established maximum lead-content in paint regulations in 1977. Based on the age of the building, lead-based paint may have been applied over the life of the building. No visual evidence of chipped or peeled paint was noted in the building; however, if renovation is planned, it is advisable not to disturb the existing coats of paint on existing painted surface areas. Sanding of the painted surface areas may generate lead dust if there were several layers of paint applied. **Presence or absence of lead paint can only be confirmed by testing according to regulatory guidelines.**
- 5.3.11 The western parcels of the subject site are fenced-in gravel parking lots. Miscellaneous metal racks, cables, and containers are stored here; **nothing of environmental significance in the parking lots was noted.**

Conclusions for Section 5.3 through 5.3.11

Based on a public record review process, interviews with regulatory agencies, the owner's representative, and a site walk through, there are no environmental concerns associated with the subject parcel, the buildings, or the activities of the current owner or tenants.

5.4 Adjacent Properties

- North - Haags Alley followed by an electrical contractor and a color graphics studio are north of the site.
- South - Charlotte Street, followed by vacant warehouse and office space is to the south.
- East - Pitkin Street followed by the Inner Loop are to the east.
- West - A parking lot is to the west

Conclusions for Section 5.4

The aerial photo review, record review, and site inspection have not revealed any evidence of any spills or releases resulting from the activities conducted at the adjacent or adjoining properties.

6.0 SUMMARY

6.1 Asbestos

12" linoleum floor tiles are suspected ACM.

Prior to renovation and/or demolition of the building, testing for asbestos containing materials should be conducted in accordance with applicable OSHA, USEPA and New York State Department of Labor regulations.

6.2 Transformers/PCB's/PCB Contaminated Equipment

The owner has no knowledge of any PCB-containing equipment stored on site. Based on the site history, site inspection, interviews with City of Rochester and Monroe County and regulatory officials, there is no evidence of PCB-containing equipment stored on site.

6.3 Underground/Aboveground Storage Tank

A 2,000-gallon underground gasoline tank was removed from the subject site in 1988 (Exhibit F). Rochester Fire Department records indicate that "soils were clean" at the time of tank removal. *The former tank is not of apparent concern.*

6.4 Abstract of Title Review

Based on the Abstract of Title Review, the environmental significance of the tenure of the past owners and perceived land use does not pose an environmental significance. We recommend that the client/client's attorney, lending institutions, or prospective buyer thoroughly review the accuracy of the Abstract of Title prior to development, refinancing, or purchase of the subject parcel.

6.5 Federal and State Environmental Database Search

The environmental database search did not reveal anything of environmental significance relative to the subject site.

6.6 Hazardous Waste

Safety Kleen reclaims used solvents from 3 parts cleaners on an as-needed basis (Section 5.3.6).

6.7 Adjacent Properties

To date, there has been no evidence of spills or releases resulting from the activities conducted at the adjacent or adjoining properties which may pose an environmental concern with respect to the subject property.

6.8 Lead Paint

Based on the age of the building, lead-based paint may have been applied over the life of the building. No visual evidence of chipped or peeled paint was noted in the building; however, if renovation is planned, it is advisable not to disturb the existing coats of paint on existing painted surface areas. Sanding of the painted surface areas may generate lead dust if there were several layers of paint applied. **Presence or absence of lead paint can only be confirmed by testing according to regulatory guidelines.**

6.9 Radon

Radon, a naturally occurring, odorless, colorless, radioactive gas, is found throughout the country. Prolonged exposure to elevated indoor radon levels have been associated with increased risks of lung cancer. Radon is associated with the occurrence of certain geologic conditions and rock types. Rock types with the potential of emitting radon are present in Monroe County. Individual levels can vary greatly from location to location.

The actual indoor radon level can only be determined through sampling and analysis by qualified personnel. **Radon sampling is not included in the scope of this Phase I Investigation.**

6.10 UFFI

Urea Formaldehyde Foam Insulation (UFFI) is a foam insulation that has been pumped into spaces between walls and in attics. Health concerns relating to formaldehyde vapors released from UFFI resulted in a ban of UFFI in 1983. This ban was repealed in 1984, and Urea Formaldehyde is presently use in many items including UFFI, particle board, carpeting, draperies, and materials in sofas and chairs.

Formaldehyde vapors have been reported from UFFI long after installation of the insulation. Increasing ventilation or removal of UFFI can greatly reduce the level of formaldehyde vapors resulting from UFFI.

No visual evidence of UFFI was noted on visible surfaces during the site inspection, and no destructive sampling was performed.

7.0 RECOMMENDATIONS AND CONCLUSIONS

Based on the scope of services requested, observations made during the site inspection, information supplied by Derek Vanderlinde and Bill Deans, the Monroe County Health Department, City of Rochester and Regulatory agency officials, the known history of the site, and the current conditions relative to the site at this time, **it is Passero Associates' opinion that Vanderlinde Electric Corporation should follow through and acquire DEC air permits for the bake oven and burn-out oven; once air permits are obtained, there are no further environmental concerns associated with the subject parcel located at 100 Charlotte Street in the City of Rochester, New York.**

8.0 DISCLAIMER

This report to the client is a professional opinion and judgment, dependent upon Passero Associates, P.C.'s knowledge, information supplied by Derek Vanderlinde and Bill Deans, the Monroe County Health Department, and City of Rochester officials, and additional data and information solicited from government regulatory agencies. Passero Associates, P.C. warrants only that it provides services in accordance with generally accepted practices in the environmental audit field. No other warranty or representation, either expressed or implied, is included or intended as part of its services, proposals, contracts or reports.

In addition, Passero Associates, P.C. cannot provide guarantees, certifications or warranties that the property is or is not free of environmental impairment without a Phase II Investigation which includes a subsurface investigation involving drilling, vapor analysis, laboratory soil analysis and groundwater analysis. Even with such a program, the data and samples from any given soil boring or monitoring will indicate conditions that apply only at that particular location, and such conditions may not necessarily apply to the general site as a whole.

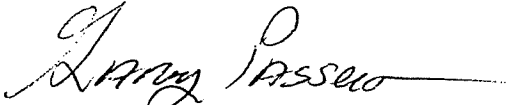
9.0 LIMITATION OF LIABILITY

Lyndon Guaranty Bank agrees to the fullest extent permitted by law, that Passero Associates, P.C.'s total liability to them for any and all damages arising out of or in any way related to the site or this agreement, which results from anything which Passero Associates, P.C., may in good faith do or refrain from doing in connection herewith, except as a result of its own negligence or willful misconduct, shall not exceed the total compensation received by Passero Associates, P.C., under this agreement.

In addition, Lyndon Guarantee Bank agrees that the intensity of effort described under the Scope of Work is acceptable to them and that to the fullest extent permitted by law, Passero Associates, P.C. shall not be liable to Lyndon Guarantee Bank for limiting its investigation to the intensity of effort described.

Respectfully Submitted,

PASSERO ASSOCIATES, P.C.

A handwritten signature in cursive script, appearing to read "Gary Passero", followed by a horizontal line.

Gary W. Passero, P.E.

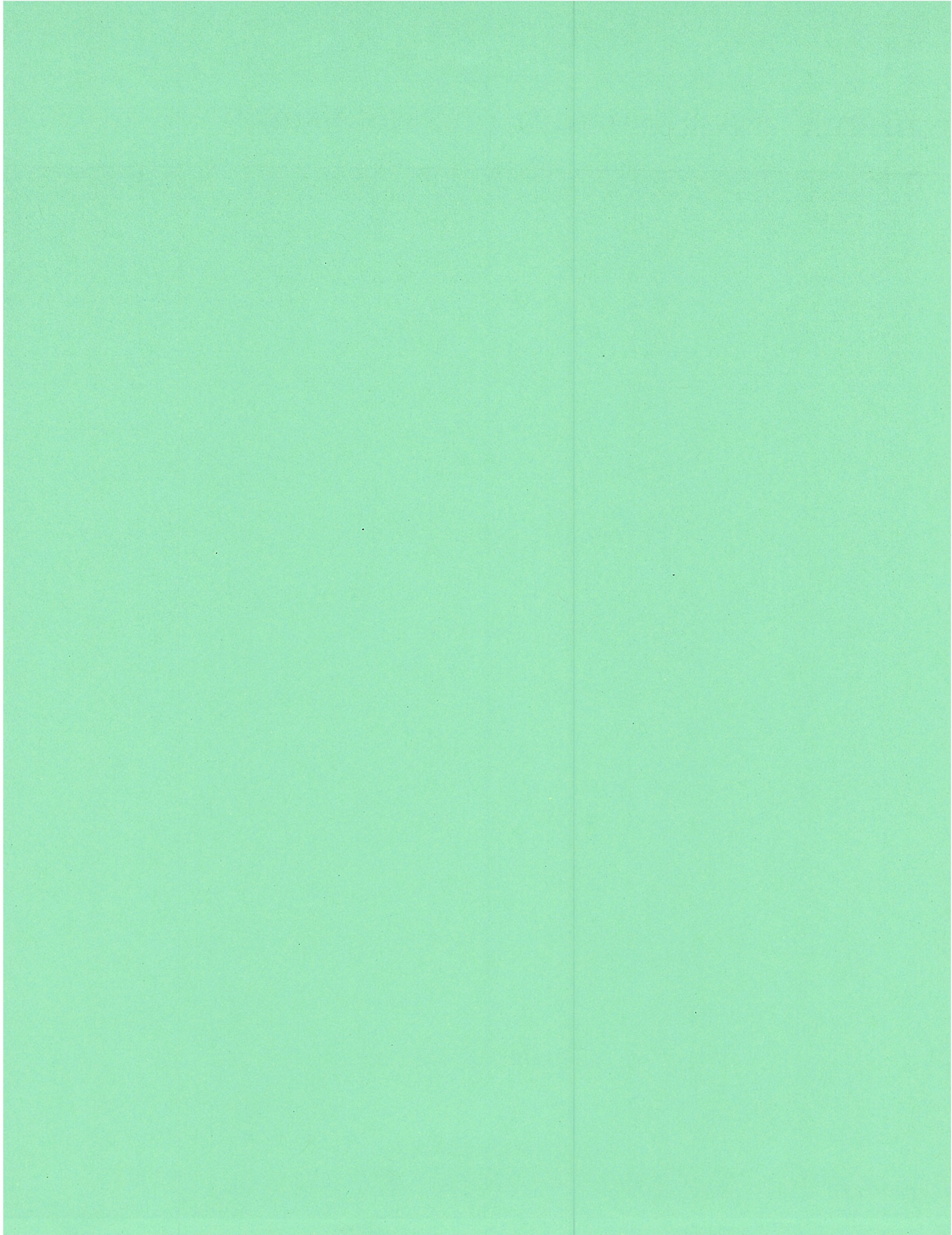
President

Registered Environmental Manager #5342

A handwritten signature in cursive script, appearing to read "Peter Morton", followed by a horizontal line.

Peter S. Morton, C.P.G.

Hydrogeologist



5. Describe all known former uses of the Facility, whether carried out under the current ownership, or any prior ownership:

None

6. Does any person, firm or corporation other than the owner occupy the site or any part of it? If yes, identify them and describe their use of the property.

None

7. Have there been any spills, releases, or unpermitted discharges at or near the Facility (including neighboring properties)? If so, describe; and attach any incident reports and the results of any investigations:

None

8. Has the Facility ever been the subject of any enforcement actions by any federal, state, or local government entities, or does the Facility have knowledge of any contemplated enforcement actions? If so, state the results of the enforcement action (consent order, penalties, no action, etc.) and describe the circumstances:

None

9. Is the Facility now under any state, federal or local agency orders or consent decrees? If so, attach them to this response.

None

10. Have there been any formal or informal citizen complaints regarding the Facility? If so, did they result in the filing of a notice of citizen suit, or a civil complaint, or other administrative or criminal procedure? If so, describe in full detail:

None

II. SOLID AND HAZARDOUS WASTES

11. Does the Facility generate any solid or hazardous wastes? If so, provide the Facility's EPA (or State) identification number.

EPA# NYD005802715

12. Does the facility have any RCRA Hazardous Waste Permits? If so, please attach to this questionnaire.

- a) Generator
- b) Transporter
- c) Treatment, Storage, Disposal Facility

None

13. Have any of the Facility's solid or hazardous wastes been analyzed? If so, attach the results of any analysis done on those wastes.

See attached

14. Identify the transporter of any hazardous wastes, and attach a copy of the transporter's permits and invoices from the last two years for the transport of wastes.

Safety-Kleen Corp.

See attached

15. Identify the solid or hazardous waste disposal or treatment facilities which receive the Facility's wastes, and attach a copy of the applicable permits and invoices from the last two years.

Same as #14

16. Does the Facility treat or dispose of any wastes on-site (including without limitation incineration, reclamation, neutralization or recovery)? If so, describe in full, and attach any applicable permits.

None

17. Attach copies of the hazardous waste manifests for the last two years and all annual/biennial reports on hazardous wastes.

See #14

18. Does the Facility transfer, incinerate, process, or store any non-hazardous solid wastes or hazardous wastes, other than refuse-derived fuel or waste oil, which is generated off-site? If so, describe:

See attached

19. Does the Facility accumulate and store any hazardous wastes on-site for disposal for longer than 90 days? If so, identify the substance, the quantity and describe how it is stored:

Waste motor oil - stored in steel drums;
drums removed/disposed by Safety-Kleen.

20. Identify all hazardous wastes generated at the facility, and as to each, state its hazardous characteristics (toxicity), reactivity, corrosivity, ignitability) and whether it is a listed hazardous waste:

None

III. SURFACE WATER/WATER QUALITY/DISCHARGE TO MUNICIPAL SEWAGE TREATMENT PLANT:

21. Identify and attach all permits at the Facility relating to all Facility discharge to water, including discharges of waste water, process water, contact or non-contact cooling water, storm water, as well as water from cafeterias and rest rooms.

None

22. Has the Facility tested the groundwater at or around its Facility? If so, attach all analytical results.

No

23. If any questionnaires have been completed and submitted to any federal, state, or local agencies relating to water, including industrial pretreatment questionnaires, please attach them.

None

24. Is any waste deposited in or near surface or groundwaters? If so, describe in detail, including not only the receiving water's classification, but a description of the type and quantity of the wastes.

None

25. Attach copies of the Facility's Discharge Monitoring Reports for the last two years, if the Facility is required by regulation to complete such reports.

N/A

IV. AIR POLLUTION

26. Are there any air emission sources that emit contaminants from the Facility? If so, describe each such source, including whether it is a stationary combustion installation, process source, exhaust or ventilation system, incinerator, or other source:

1 Bake oven for rebuilt electric motors.
1 Burn out oven for electric motors.

27. Are any of the sources permitted? If so, attach each such permit.

City of Rochester Permit

V. SPILLS AND UNDERGROUND STORAGE TANKS:

28. List and describe all above and below ground storage tanks used to store petroleum or gasoline products, or other chemicals or wastes, including the contents and capacity of each tank:

None

29. List all underground storage tanks on-site, even if they are not now in service, and state whether any notification has been filed with the local, state or federal government concerning existence of those tanks.

None

30. Have there been any leaks, spills, releases or other discharges (including loss of inventory) associated with any of these tanks? If so, give full details, including the response taken, all analytical results or reports developed through investigation (whether internal or external), and the agencies which may have become involved.

None

IV. POLYCHLORINATED BIPHENYLS ("PCB'S") AND ASBESTOS:

31. Provide any records the Facility has concerning any on-site PCB's or PCB equipment, whether used or stored, and whether produced as a byproduct of the manufacturing process or otherwise. (PCB's are generally associated with transformers or capacitors, circuit breakers, voltage regulators, switches or cables.)

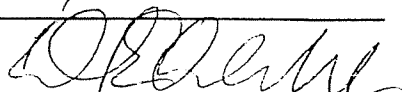
None

32. Have there been any PCB spills, discharges or other accidents? If so, relate all the circumstances:

None

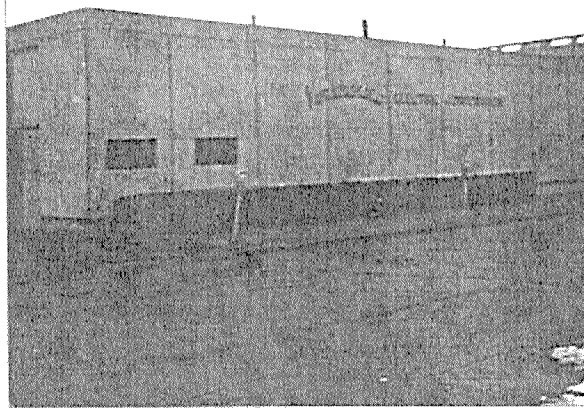
33. Does the Facility have any asbestos containing materials, including materials used to construct the building? If so, list:

None

Submitted By: Derek E. Vanderlinde
Title: President
Firm: Vanderlinde Electric Corp. (Tenant)
Date: 2/17/95
Signature: 

PHOTOS OF THE SUBJECT PROPERTY

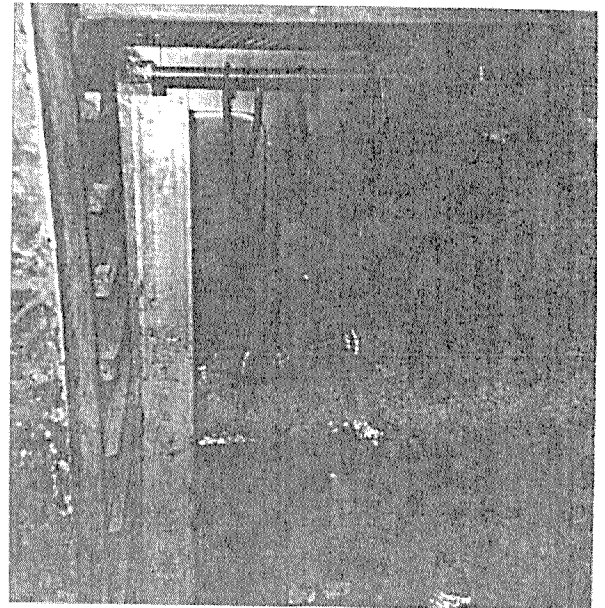
VANDERLINDE ELECTRIC CORP.
100 CHARLOTTE STREET
ROCHESTER, NEW YORK



LOOKING NORTH AT SUBJECT BUILDING



BURN-OUT OVEN



BAKE OVEN

PHOTOS TAKEN 2-21-95

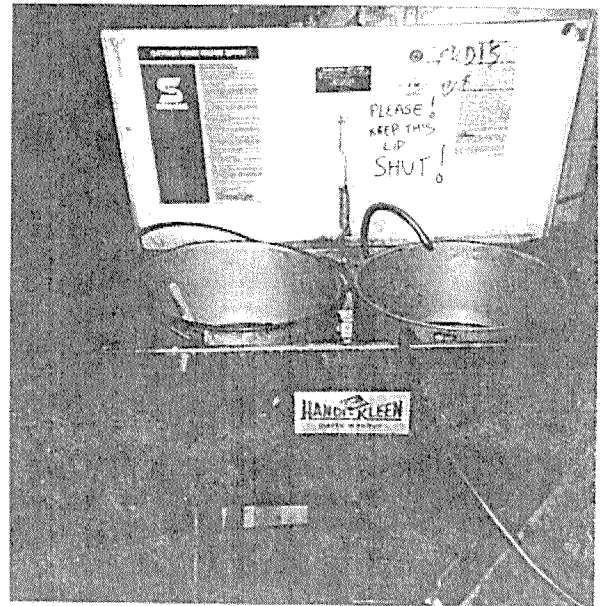
VANDERLINDE ELECTRIC CORP.
100 CHARLOTTE STREET
ROCHESTER, NEW YORK



FLOOR DRAIN



CUTTING OIL, SOLVENT STORAGE



SAFETY KLEEN PARTS WASHER

PHOTOS TAKEN 2- 21- 95

EXHIBIT B - TAX ACCOUNT MAP

48-80 CHARLOTTE STREET
Rochester, New York 14607


EXHIBIT C - WASTE SITE LOCATION MAP



287 29 MI. TO N.Y. 252 760 000 FEET 289
56 MI. TO N.Y. STATE THRUWAY

, edited, and published by the Geological Survey
USGS, USC&GS, and New York Geodetic Survey
by photogrammetric methods from aerial
hs taken 1971. Field checked 1971
map dated 1952
dographic data compiled from U. S. Lake Charts 23 and 238 (1971)
nation is not intended for navigational purposes

10°
178 MI



PASSERO ASSOCIATES, P.C.
Architects - Engineers - Surveyors

100 Liberty Pole Way
Rochester, New York 14604

48-80 CHARLOTTE STREET
Rochester, New York 14607

EXHIBIT D - EDR DATA - PERTINENT PAGES

**The EDR-Radius Map
with GeoCheck™**

**100 CHARLOTTE STREET
ROCHESTER, NEW YORK 14607**

Inquiry Number: 67070.3s

February 02, 1995



**Environmental
Data
Resources, Inc.**

Creators of Toxicheck®

***The Source*
For Environmental
Risk Management
Data**

**3530 Post Road
Southport, Connecticut 06490**

Nationwide Customer Service

Telephone: 1-800-352-0050

Fax: 1-800-231-6802

MAP FINDINGS SUMMARY SHOWING
ALL SITES

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPL		1.000	0	0	0	0	NR	0
RCRIS-TSD		1.000	0	0	0	0	NR	0
State Haz. Waste		1.000	0	0	0	2	NR	2
CERCLIS		0.500	0	0	0	NR	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
LUST		0.500	4	1	8	NR	NR	13
UST	SUBJECT/ADJACENT		3	NR	NR	NR	NR	3
RAATS	TP		NR	NR	NR	NR	NR	0
RCRIS Sm. Quan. Gen.	SUBJECT/ADJACENT		3	NR	NR	NR	NR	0
RCRIS Lg. Quan. Gen.	X SUBJECT/ADJACENT		1	NR	NR	NR	NR	1
HMIRS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ERNS	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
NPL Liens	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
Coal Gas		1.000	0	0	0	0	NR	0

TP = Target Property

NR = Not Requested at this Search Distance

* Sites may be listed in more than one database

EXHIBIT E - NYSDEC F.O.I.L. RESPONSE

New York State Department of Environmental Conservation
6274 East Avon-Lima Road, Avon, NY 14414

Telephone: 716-226-2466

Langdon Marsh
Commissioner

March 2, 1995

Mr. Peter Morton
Passero Associates, P.C.
100 Liberty Pole Way
Rochester, NY 14604

Dear Mr. Morton:

Re: FOIL Request
021095.10
February 7, 1995

This is in response to a request you filed under the State Freedom of Information Law (FOIL). The request is for records pertaining to a particular parcel of real property.

I have prepared our response in tabular form. The columns in the enclosed table indicate the following:

- Owner. This is the name of the property owner provided in your letter.
- Property Address. This is the property address provided in your letter.
- On Inactive Site Registry? This column contains the staff's informal determinations as to whether or not the parcel is listed on the State Registry of Inactive Hazardous Waste Sites. This is not a determination that the site will never be determined to be an Inactive Hazardous Waste Site. Such a determination would require additional information and investigation.
- Other Files Available? Your request was circulated to the air, water, solid waste, hazardous substance regulations, hazardous waste remediation, regulatory affairs, pesticides and legal units in our Region 8 office. This column indicates whether or not those units have files under the owner name provided in your letter.

Please be advised of the following limitations on the inquiry which we conducted:

1. We did not inquire whether the Albany office or other regional offices of our Department have records of the type you requested. If you wish to determine whether those offices have any such records, please submit FOIL requests directly to them.
2. The records of criminal cases by our Division of Law Enforcement are maintained in our Albany office. We have not made a search of those records for the owner name provided in your letter; a separate FOIL request would be required for that purpose.
3. Most of the files in our Region 8 office are organized under the names of individuals and corporations. Therefore, our inquiry was limited to files under the owner name provided in your letter. We have no way of locating or retrieving records about the parcel of real property in which you are interested, if the records are in files under names other than the one you have provided.
4. The fact that we have not located any files under the owner name you provided does not necessarily mean, and should not be interpreted to mean, that there have never been any violations, complaints, claims, investigations or inquiries involving the person in question. We cannot make any representations as to whether there are or have been any such violations, complaints, claims, investigations or inquiries.
5. Due to the fact that your office has the Region 8 spill log, we did not do a search for any spill information.

Please contact Vonnice Gerace at this office within 15 days of the date of this letter if you have any questions regarding this foil request, or if you would like to schedule an appointment to review the files.

Sincerely,

Kim Shuttles/VG

Kimberly T. Shuttles
Legal Division

Passero Associates, P.C.
FOIL Request Date: February 7, 1995

Page 3
021095.10

SUMMARY OF RESPONSE

<u>Property Owner - Address</u>	<u>Inactive Site Registry</u>	<u>Other Files</u>
Charlotte Associates 48-50, 58-60, 80 Charlotte St Rochester	No	No

EXHIBIT F - CITY OF ROCHESTER FIRE PERMIT



City of Rochester
FIRE DEPARTMENT

FIRE SAFETY DIVISION

300 Public Safety Building
Rochester, New York 14614
(716) 428-7037

PERMIT

DATE 03/28/94

for keeping, storing, using, installing, manufacturing, handling, transporting, or otherwise employing flammable, combustible, or explosive materials, materials, processes, or equipment, which if improperly used may produce conditions hazardous to life or property.

TO WHOM IT MAY CONCERN:

By virtue of the provisions of the Fire Prevention Code of the City of Rochester, NY.,

VANDERLINDE ELECTRIC CO
100 CHARLOTTE ST

95-04029

PERMIT
NUMBER

having made application in due form, and as the conditions, surroundings, and arrangements are, in my opinion, such that the intent of the Fire Prevention Code can be observed, authority is hereby given and this PERMIT is GRANTED for:

PERMIT CODE	PERMIT CATEGORY	FEE
5412B10A	FLAMMABLE LQD STORAGE - CLS I	\$ 50
5412B10B	COMBUSTIBLE LQD STORAGE - CLS II, III	\$ 50
5412B10H	SPRAYING OR DIPPING OPERATION	\$ 50
5412B16A	OVEN OPERATION - INDUSTRIAL	\$ 50
		TOTAL \$ 200

PERMIT is issued and accepted on condition that all Fire Prevention Code provisions now adopted, or that may hereafter be adopted, be complied with, and said PERMIT will become valid only after receipt of total fee payment.

THIS PERMIT EXPIRES

04/30/95

This permit does not take the place of any License required by law and is not transferable. Any change in the use or occupancy of premises shall require a new permit.

Eugene Ziffard
FIRE MARSHAL

THIS PERMIT MUST AT ALL TIMES BE KEPT ON FILE AT THE PREMISES MENTIONED ABOVE

Please return this part with payment - when paying in person, bring entire bill

MAIL YOUR CHECK OR PRESENT THIS INVOICE
WITH FEE PAID IN FULL TO:

PLEASE WRITE PERMIT NUMBERS
ON YOUR CHECK

CITY TREASURER
ROOM 100A, CITY HALL
ROCHESTER, NEW YORK 14614

95-04029	PERMIT NUMBER
03/28/94	INVOICE DATE
05/31/94	DUE DATE
\$ 200	AMOUNT DUE

VANDERLINDE ELECTRIC CO
100 CHARLOTTE ST
ROCHESTER

NY 14607

POST IN A CONSPICUOUS PLACE

for the Storage and Sale of Explosives and Combustibles

DEPARTMENT OF PUBLIC SAFETY
BUREAU OF BUILDINGS

Plat Plan No.

Rochester, N. Y., March 1, 19 50.

is hereby Granted to Vanderline Electric Corp. of
100 Charlotte St., Rochester, N. Y., to sell and store GASOLINE.....

100 Charlotte St. Street. This Permit will expire Mar 1, 19 51.

Bulk? Wholesale? or Private Use? Private

Transfer, or Additional Storage, give former Permit No.

Capacity of Tanks 1-1000

..... 1,000 Gallons. Number of Pumps 1

..... David B. Brady
Commissioner of Public Safety.

..... Frank R. Davis
Superintendent of Buildings.

mit is granted on the express condition that the said Explosives or Combustibles are kept in an approved receptacle or
exclusively for that purpose, approved by the Bureau, and not in proximity to Gas, Oil, Arc Lights or Stoves or any
at signs "NO SMOKING," be placed in a conspicuous place on the premises where said Explosives or Combustibles are
other than Private Use approved foam extinguishment shall be provided.

Renewal, Additional Storage, Transfer

Date	Number and Capacity of Tanks	Number of Pumps
JUL 10 1950		
MAR 1 1951		
MAR 1 - 1952		
MAR 1 1953		
MAR 1 1954		
MAR 1 1955		
MAR 1 1956		
MAR 1 - 1957		
MAR 1 1958		
MAR 1 1959		
MAR 1 - 1961		1
MAR 1 - 1962	1-2000	

LOCATION 100 CHARLOTTE ST.

NAME Vanderlinde Electric

ADDRESS _____

USE of
STATION: Private

PLOT
PLAN NO.: _____

of TANKS
&
GALLONAGE

PRODUCT

1-2000

gasoline tank

Tank removed 10-26-8

PUMPS NO.

1 *Removed*

B. B.
PERMIT

DISPOSITION

883713 @ United PET

*Removed 1-2 one gal
tank + pump.*

and soil was clean

bird in hole was clean

1-2000 GAL
GAS TANK

35.0"

$$31' - 9''$$

TRUCK DOOR

GAS PUMP

SIDEWAYS

CITY OF ROCHESTER
AUG 55 1974

4761 55 1974

DEPT. OF BUILDINGS
AND PROPERTY CONSERVATION

APPROVED

John H. [Signature] Director of Buildings

This APPROVAL does not relieve the ~~contract~~ applicant, architect, engineer, or owner from complying with any of the provisions of the Rochester Building Code, whether stated, implied, or omitted in these plans and specifications.

10

5

APPROVED
OF FORMER ADMINISTRATION

THE UNIVERSITY OF CHICAGO

EXHIBIT G - SAFETY KLEEN CERTIFICATE, MANIFEST



This form is applicable to all used oil generators except those in the States of Illinois, New Jersey, and Massachusetts.

cutting oils

GENERATOR USED OIL CERTIFICATION/INDEMNIFICATION

Generator Information

Company Vanderlinde Elec. Corp.
Address 100 Charlotte St.
Rochester, NY 14607
City State Zip

Date Nov. 17, 1993
(416345)
S-K Customer No. 1478
S-K Oil Services Sales Rep 2-028-72
S-K Branch No.

Used Oil Certification (check appropriate box)

- ☒ Used oils generated at this facility originate only from automotive sources. Automotive sources include, but are not limited to, commercial service stations, oil change stations, and truck / automobile fleet maintenance.
- ☐ Used oils generated at this facility may include oils from sources other than automotive including, but not limited to, industrial lubricating oils, cutting oils, or gear oils.

Hazardous Waste Certification (check appropriate box)

- ☒ This facility generates less than 100 kg of other hazardous wastes in a calendar month (approximately 27 gallons), and is classified as a CESQG.
- ☐ This facility generates between 100 kg and 1000 kg of other hazardous wastes in a calendar month (approximately 27 to 270 gallons), and is classified as a SQG.
- ☐ This facility generates more than 1000 kg of other hazardous wastes in a calendar month (approximately 270 gallons), and is classified as a LQG.

Waste Segregation Certification (check if applicable)

- ☒ This facility has available on-site the equipment / services necessary to properly segregate all waste streams generated at the facility, and ensure that RCRA hazardous wastes are not mixed into the used oils.

Total Chlorine Analysis

Analysis Not Required

Automotive Oil Only / CESQG

Automotive Oil Only and segregates the oil from all hazardous wastes.

Analysis Required
(Complete information at right)

Automotive Oil:

Chlorine: 6-1000 \leftarrow 1000 ppm

\rightarrow 1000 ppm

(If \rightarrow 1000 ppm, a sample must be sent to the Tech Center for rebuttal)

Industrial Oil:

Date of Preshipment

Approval:

Chlorine Test:

(must be performed at the time of each service to ensure the oil matches the preshipment analysis)

Generator hereby certifies that the information provided above is true and correct. Generator also certifies that the used oils supplied to Safety-Kleen or its subsidiary will not be mixed, combined, or otherwise blended in any quantity with materials containing polychlorinated biphenyls (PCBs), halogenated solvents, or any other material defined as hazardous waste under 40 CFR Part 261 or applicable State regulations. Generator agrees to indemnify and hold Safety-Kleen or its subsidiary harmless for any damages, costs, attorneys and experts fees, arising out of or in any way related to a breach of any of the above certifications by Generator.



SAFETY-KLEEN CORP.
777 Big Timber Road
Elgin, Illinois 60123

By: William S. Deans
(Print Customer's Name)
William S. Deans
(Signature)
Purchasing Agent
(Title)



State of New Jersey
Department of Environmental Protection
Division of Hazardous Waste Management
Manifest Section
CN 028, Trenton, NJ 08625

Solvent Drum Removal

Please type or print in block letters. (Form designed for use on elite (12-pitch) typewriter.)

Form Approved. OMB No. 2050-0039. Expires 9-30-94

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No.	Manifest Document No.	2. Page 1 of 1	Information in the shaded areas is not required by Federal law.
3. Generator's Name and Mailing Address VANDERLINDE ELECTRIC 100 CHARLIE ST, ROCHESTER NY 14607		4. Generator's Phone (716) 232-1404		A. State Manifest Document Number NJA 1356370	
5. Transporter 1 Company Name SAMMY-KLEIN CORP.		6. US EPA ID Number 1110051060408		B. State Generator's ID 54002	
7. Transporter 2 Company Name		8. US EPA ID Number		C. State Trans. ID NY 10019250	
9. Designated Facility Name and Site Address SAMMY-KLEIN CORP. 1200 SYLVAN ST LUDLOW NJ 07036		10. US EPA ID Number 0-006-35		D. Transporter's Phone (716) 226-2411	
				E. State Trans. ID	
				F. Transporter's Phone ()	
				G. State Facility's ID 200901	
				H. Facility's Phone (908) 862-2000	
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number) HM		12. Containers No. Type		13. Total Quantity	14. Unit Wt/Vol
a. X NO WASTE OUTFLOW CLEANING LIQUID COMBUSTIBLE LIQ (8) NA1693 (PO01) (ERG27)		006 DM		02400	P
b. RECEIVED APR 6 10 41 AM VANDERLINDE ELECTRIC CORP					
c.					
d.					
J. Additional Descriptions for Materials Listed Above (PO02, PO03, PO39, PO01)		K. Handling Codes for Wastes Listed Above 04-SLIPPING			
a.		c.			
b.		d.			
15. Special Handling Instructions and Additional Information (1) CAMEX 12757-3 RECEIVED 10-1-705-553-106 (2) WE HAZARDOUS CODE = 1 PO02 At 1146		2-028-07-3055 MS2534			
16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations. If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.					
Printed/Typed Name W.S. DEANS		Signature <i>W.S. Deans</i>		Month Day Year 10/3/2009	
17. Transporter 1 Acknowledgement of Receipt of Materials Printed/Typed Name Scott Hulbert		Signature <i>Scott Hulbert</i>		Month Day Year 10/3/2009	
18. Transporter 2 Acknowledgement of Receipt of Materials Printed/Typed Name		Signature		Month Day Year	
19. Discrepancy Indication Space					
20. Facility Owner or Operator: Certification of receipt of hazardous materials covered by this manifest except as noted in item 19. Printed/Typed Name					
Signature		Month Day Year			

2-028-02-3055

On this 20th day of March, 19 92, the parties, SAFETY-KLEEN CORP., a Wisconsin corporation, with its principal offices at 777 Big Timber Road, Elgin, Illinois 60123 (hereinafter referred to as "Safety-Kleen") and VANDERLINE ELECTRIC

with its principal offices at 100 CHARLOTTE ST., ROCHESTER NY 14607 (hereinafter referred to as "Generator"), have agreed as follows:

1. Waste Materials. During the term of this Agreement, Generator will deliver or cause to be delivered to Safety-Kleen certain waste materials generated at its facility specified in the Placement Form attached hereto and made a part hereof as Exhibit A. The characteristics, composition, quantity and concentrations of the hazardous constituents of all such materials (the "Waste Materials") are accurately described in the Waste Material Analysis attached hereto and made a part hereof as Exhibit B. The term "Waste Materials" also includes containers described in Exhibit B if they are to be supplied by the Generator. It is understood and agreed that Safety-Kleen bases its testing and evaluation procedures on the descriptions furnished by Generator.

2. Waste Handling. Safety-Kleen shall collect, treat, and/or dispose of Generator's Waste Materials delivered hereunder in accordance with applicable federal and state regulations.

3. Price and Billing. Generator agrees to the following service term and fees, which are subject without limitation to change by Safety-Kleen at any time or from time to time during the term of this Agreement upon not less than thirty (30) days prior notice to Generator:

SERVICE TERM AND INFORMATION

DESCRIPTION 3 ANALYSIS NO.	SCHEDULED SERVICE TERM	SCHEDULED SERVICE PER DRUM	UNSCHEDULED SERVICE PER DRUM
CONTROL #127827-8 INVENTORY# 256798	1 TIME ONLY		\$240.00

Minimum service fee is \$150.00.

Waste material that is nonconforming will be evaluated and Generator will be notified what additional charges may be necessary for proper disposal. Invoices are subject to an interest charge of the lesser of 1½% per month (18% per annum) or the maximum rate allowed by law on any unpaid invoices not paid within thirty (30) days of the date thereof.

SAFETY-KLEEN CORP.

By EDDIE SANDS

Title BRANCH INDUSTRIAL MANAGER

VANDERLINE ELECTRIC

COMPANY NAME

By

Title

Eddie Sands
Purchasing Agent

Witness Whereof, the parties hereto have caused this Agreement, including paragraphs 1-10 on the front and back sides hereof, to be executed by their duly authorized representatives as of the day and year first above written.

CUSTOMER'S COPY

OBJECT: PREQUALIFICATION
NCH/SUBMITTER: 202802
HESTER

GENERATOR SURVEY

COMPLETED: 02/12/92
REVISED: 02/21/92

ACCEPT

* * REVISED * *



ACCEPT

LID RECOVERY SERVICES
VANDERLINE ELECTRIC
WASTE SOLVENT

CONTROL #: 0000127827-8
LAB #: 0000008574-6
SURVEY #: 0000256798

CUSTOMER INFORMATION: 2028-02-3055

FEDERAL EPA ID: NYD005802715
STATE EPA ID:

VANDERLINDE ELEC MTR SHOP
100 CHARLOTTE
ROCHESTER NY 14607

ATTN: WILLIAM S DEANS

BRANCH: 202802 - ROCHESTER

GENERATOR: VANDERLINE ELECTRIC
NATURE OF BUSINESS: ELECTRIC MOTOR REPAIR
FEDERAL EPA ID: IL: MO: S.I.C. NO: ST: ID: STATUS: SQG
FACILITY ADDRESS: FOR MANIFEST BILLING:
100 CHARLOTTE ST
ROCHESTER NY 14607
GENERAL DESCRIPTION: WASTE SOLVENT
PROCESS DESCRIPTION: CLEAN UP
GENERATION AMOUNT: 220 DRUMS FOR ONE TIME ONLY
AMOUNT ON HAND: 220 IN DRUMS
DIPPING FREQUENCY: ONCE IN DRUMS
COLOR: BROWN/GREY PCT SOLIDS NOT SAMPLED: PH RANGE: 4-10
LAYERS OR PHASES: THREE PHYSICAL STATE: LIQUID VISCOSITY: LOW
MATERIAL COMPOSITION:
POLYLINE CODE MAX TYPICAL
ETHYLENE CHLORIDE GAS 5.00
GENERAL SPIRITS, ALIPHATIC (C9-C13) MECL 10.00
L, PETROLEUM MS 40.00
TER O 5.00
ENES (ORTHO-, META-, AND PARA-) W 30.00
XYLS 10.00
ATTACHMENTS: NONE
RESTRICTED SUBSTANCES: NONE
HAZARD CLASS: NUMBER: NEED ASSISTANCE
WASTE DESCRIPTION AND TREATMENT STANDARDS: RCRA HAZARDOUS WASTE: YES
LISTED EPA WASTE CODES: F001 F002 F003
OTHER EPA WASTE CODES: D001 D039
Q. NO: TYPE OF SAMPLE: COMPOSITE # OF DRUMS SAMPLED: 8 TAKEN BY: SK REP
E: WILLIAM S DEANS TITLE: PURCHASING AGENT 01/31/1992 (716) 000-0000
VISION: 02/21/1992 09:39 CYNTHIA JONES
ADDED CUST #.

VISION: 02/21/1992 09:40 CYNTHIA JONES

CORPORATE REVIEWS: DISPOSITION REVIEWER DATE				POSSIBLE FACILITIES:		PRICING CODE: F1
TECHNICAL:	ACCEPT	CAC	02/12/92	635	658	
REGULATORY:	ACCEPT	MJK	02/12/92			
OPERATING:	ACCEPT	JWH	02/12/92			

APPROVED FACILITIES:
(635) SAFETY-KLEEN CORP (658) SAFETY-KLEEN CORP
1200 SYLVAN ST STATE HWY 146
LINDEN NJ 07036 NEW CASTLE KY 40050
FED EPA#: NJD002182897 KYD053348108
STATE EPA#: 908/862-2000 502/845-2453
STATE CODE:

APPROVED 0001148 DRUM OR BULK
DOT-EPA RQ WASTE COMPOUND, CLEANING, LIQUID
CLASS. COMBUSTIBLE LIQUID NA1993
(F001)(ERG#27)
COMMENTS: OK FOR FUEL. FRS PART 82101.

EPA WASTE CODES
F001 F002 F003
D039 D001

THIS SERVES AS NOTICE PER, 40CFR264.12(B), THAT THE FACILITY(IES) NOTED ABOVE
HAS THE APPROPRIATE PERMITS AND IS WILLING TO RECEIVE THE MATERIAL DESCRIBED.
CONTINUED ON NEXT PAGE

ACCEPT ** REVISED ** ACCEPT
UID RECOVERY SERVICES CONTROL #: 0127827-8
NDERLINE ELECTRIC SURVEY #: 256798
ASTE SOLVENT

GENERAL ANALYSIS OF TOTAL SAMPLE

COLOR : GRAY

WATER CONTENT : 47.4 WT%

NON-VOLATILE RESIDUE : 11.6 WT% DESCRIPTION: SOLID

FLAMMABILITY : NO FLASH AT 102 F BY SETAFLASH

FLAMMABILITY : FLASHED AT 140 F BY SETAFLASH

PH SCREEN: 8.0

PH : EXTRACT BY METER 8.7

RADIOACTIVITY : NONE DETECTED

COMMENTS: SLUDGE IS OK BROWN/GREEN FLAME PRESENT ON FP AT 142

EL EVALUATION OF TOTAL SAMPLE

HEAT CONTENT: 11400 BTU/LB

TOTAL FLUORINE F : < 0.1 WT%

TOTAL BROMINE BR: < 0.1 WT%

COMMENTS: FLAME DOES NOT SUSTAIN AT 102

ASH UPON COMBUSTION: 0.5 WT%

TOTAL CHLORINE CL: 1.1 WT%

TOTAL SULFUR S : < 0.1 WT%

GENERAL COMPOSITION:	SPECIFIC GRAVITY	VISCOSITY (CENTIPOISE)	GENERAL COMPOSITION BY:	
			APPEARANCE (VOL%)	TOTAL (WT %)
AQUEOUS PHASE (FREE WATER)			0.0	0.0
ORGANIC PHASE (FEEDSTOCK)			89.0	89.0
BOTTOM SLUDGE (SEMISOLIDS)			11.0	11.0
BOTTOM SOLID (SETTLED SOLIDS)			0.0	0.0
TOTAL	.915	< 50 CPS	100.0	100.0

SIFIC COMPOSITION OF TOTAL SAMPLE		COMPOSITION OF:	TOTAL SAMPLE (WT%)	TOTAL SAMPLE (WT%)
WATER CONTENT			47.4	47.4
NON-VOLATILE RESIDUE	DESCRIPTION: SOLID		11.6	11.6
VOLATILE ORGANICS BY DIFFERENCE			41.0	41.0
TOTAL			100.0	100.0

VATILE ORGANIC COMPOSITION OF TOTAL SAMPLE BY GAS CHROMATOGRAPHY					
SAMPLE PREPARATION METHODS: CS2-EXTRACT					
DETECTION METHODS : FID, FID					
POUND NAME	CODE	CAS NUMBER	COMPOSITION OF: VOLATILE ORGANICS (WT%)	VOLATILE ORGANICS (WT%)	TOTAL SAMPLE (WT%)
DIUM-BOILING ALIPHATIC HYDROCARBONS (C9-C13)	MHC	8030-30-6	86.7	86.7	35.5
LENES (ORTHO-, META-, AND PARA-)	XYLS	1330-20-7	5.0	5.0	2.1
CHLOROETHANE, 1,1,1-	111	71-55-6	3.6	3.6	1.5
-BOILING ALIPHATIC HYDROCARBONS (C5-C8)	LHC	64741-89-5	3.3	3.3	1.4
HYLBENZENE	ETB	100-41-4	1.0	1.0	0.4
TOTAL OTHERS (<1.0% EACH)	TO	0-05-5	0.4	0.4	0.2
AL			100.0	100.0	41.0

MMARY OF VOLATILE ORGANIC COMPOSITION BY COMPOUND CHEMICAL CLASS WT%:		
ALCOHOLS		ALIPHATIC HYDROCARBONS 90.0
AROMATIC HYDROCARBONS 6.0		CHLORINATED SOLVENTS 3.6
ESTERS		ETHERS
GLYCOL ETHERS		INHIBITORS
KETONES		NITROGEN COMPOUNDS

SIFIC ORGANIC COMPOSITION

POLYCHLORINATED BIPHENYLS (PCBS): DETECTED 2 PPM AROCHLOR: 1254

DITIONAL ANALYTICAL INFORMATION: PCBS REPORTED ON A DRY WEIGHT BASIS

ORATORY REVIEW: A			TRACKING INFORMATION:		DATE	FACILITY
LEVEL: 1	SEG CODE:	RELEASED: 02/10/92	SURVEY RECEIVED :		02/05/92	SK NEWCASTLE, KY
AB REVIEWERS:	KLT KLT	ANALYZED: 02/10/92	SAMPLE RECEIVED :		02/05/92	
			RESAMPLE SHIPPED :			
			RESAMPLE RECEIVED:			

TO: SAFETY-KLEEN CORP EPA ID NO: NJD002182897
 1200 SYLVAN ST
 LINDEN NJ 07036

Under manifest number NJA1354370 line number 11a (enter 11a, 11b, 11c, OR 11d) the Generator noted below is shipping to you a waste determined to be restricted under 40 CFR Part 268. In accordance with 40 CFR 268.7, the generator hereby provides notice that the waste is restricted and the EPA waste code and the appropriate treatment standards are as follows:

EPA Waste Codes: F001 F002 F003 D039 D001

F001-F005 Spent Solvents

Regulated Hazardous Constituent	TREATMENT STANDARDS (mg/l)		Check All That Apply
	Wastewater w/Solvents	All Other Solvent Wastes	
Acetone	0.05	0.59	_____
Benzene	0.07	3.7	_____
n-Butyl alcohol	5.0	5.0	_____
Carbon disulfide	1.05	4.81	_____
Carbon tetrachloride	0.05	0.96	_____
Chlorobenzene	0.15	0.05	_____
Cresols (and cresylic acid)	2.82	0.75	_____
Cyclohexanone	0.125	0.75	_____
1,2-Dichlorobenzene	0.68	0.125	_____
Ethyl acetate	0.05	0.75	_____
Ethyl benzene	0.05	0.053	<u>X</u>
Ethyl ether	0.05	0.75	_____
Isobutanol	5.0	5.0	_____
Methanol	0.25	0.75	_____
Methylene chloride	0.2	0.96	<u>X</u>
Methylene chloride (from Pharm. Industry)	0.44	0.96	_____
Methyl ethyl ketone	0.05	0.75	_____
Methyl isobutyl ketone	0.05	0.33	_____
Nitrobenzene	0.65	0.125	_____
Pyridine	1.12	0.33	_____
Tetrachloroethylene	0.079	0.05	_____
Toluene	1.12	0.33	_____
1,1,1-Trichloroethane	1.05	0.41	<u>X</u>
1,1,2-Trichloroethane	0.03	7.6	_____
1,1,2-Trichloro-1,2,2-trifluoroethane	1.05	0.96	_____
Trichloroethylene	0.062	0.091	_____
Trichlorofluoromethane	0.05	0.96	_____
Xylene	0.05	0.15	<u>X</u>

California List Prohibited Wastes

	Level (mg/l)	Treatment Standard
Halogenated Organic Compounds	1000.0	Incineration
Arsenic (As) Nonwastewaters	500.0	None
Mercury (Hg) Nonwastewaters	20.0	None
Nickel (Ni)	134.0	None
Thallium (Tl)	130.0	None
Chlorinated Biphenyls (PCB's)	50.0	Incineration

These treatment standards do not preclude solvent recovery prior to disposal. Subsequent disposal of unrecovered waste is subject to these standards.

Waste Descriptions and/or Treatment Subcategory

Waste Code	Description	Treatment Standards Reference in 40 CFR and Technology Codes for 40 CFR 268.42(a)		Check All That Apply
		Wastewaters	Nonwastewaters	
D001:	Wastewaters (<1.0 wt% TOC and TSS)	268.42(a) DEACT	NA	_____
	Low TOC Ignitable Liquids (<10 wt% TOC)	NA	268.42(a) DEACT	_____
	High TOC Ignitable Liquids (>10 wt% TOC)	NA	268.42(a) RORGS, FSUBS, or INCIN	<u>X</u>
D002	Corrosives, all subcategories & CA list	268.42(a) DEACT	268.42(a) DEACT	_____
D004	Arsenic (As)	268.43(a)	268.41(a)	_____
D005	Barium (Ba)	268.43(a)	268.41(a)	_____
D006	Cadmium (Cd)	268.43(a)	268.41(a)	_____
D007	Chromium (Cr)	268.43(a)	268.41(a)	_____
D008	Lead (Pb)	268.43(a)	268.41(a)	_____
D009:	Low Mercury Subcategory (<260 ppm Hg)	268.43(a)	268.41(a)	_____
	High Mercury Subcategory (>=260 ppm Hg)	268.43(a)	268.42(a) RMERC	_____
D010	Selenium (Se)	268.43(a)	268.41(a)	_____
D011	Silver (Ag)	268.43(a)	268.41(a)	_____
Other Codes See attachment for supplemental list				

Generator Name: VANDERLINE ELECTRIC

EPA ID: NJD002182897

Generator Representative Signature: [Signature]

Name & Title of Representative: W.S. DEANE Public Affairs

Safety-Kleen Sample Number: 256798

Control Number: 0127827

NOTE: The USEPA has not determined treatment standards for the new TCLP EPA Waste Numbers: D018 through D043.

EXHIBIT H - TANK REMOVAL DOCUMENTATION

AUTHORIZED SIGNATURE

OKAR EQUIPMENT CO.

P.O. BOX 19506 • 754 BROOKS AVENUE • ROCHESTER, NEW YORK 14619-0506
(716) 436-7503

*** INVOICE ***

VANDERLIND ELECTRIC INC. ROCHESTER		INV# 2515	
100 CHARLOTTE STREET		12/9/88	
ROCHESTER, NY 14607		EXP. CODE	ACCT# 652F
PO # P7818		BILL CLASS	99
CL # 1525-999		JC CODE	8701
QUANTITY	JOB #	DESCRIPTION	PRICE
1		PHASE P.O.#F007818 EXCAVATE AND REMOVE	2600.00

@ 2600.00
GASOLINE FUEL STORAGE
TANK.

TOTAL PARTS

<PLEASE PAY THIS AMOUNT>

CALL DATE : 12/9/88

2600.00
2600.00

EVERYONE AT OKAR WISHES YOU A HAPPY HOLIDAY
AND PROSPEROUS NEW YEAR !!!!!

- LATE PAYMENT PENALTY OF 2% PER MONTH WHICH IS AN ANNUAL PERCENTAGE RATE OF 24% WILL BE MADE ON ALL INVOICES NOT PAID WITHIN 30 DAYS.
- NO CREDIT WILL BE ALLOWED FOR GOODS RETURNED WITHOUT OUR PERMISSION. A MIN. 20% RESTOCKING CHARGE APPLIED ON ALL RETURNS.

PLEASE PAY FROM THIS INVOICE

EXHIBIT I - DEC TANK CLOSURE

EXHIBIT J - REVIEW OF PAST OWNERSHIP

ABSTRACT OF TITLE
MONROE TITLE INSURANCE CORPORATION
SEARCH NO. 29145B
48-100 CHARLOTTE STREET
ASYLUM SUBDIVISION
CITY OF ROCHESTER

PREVIOUS OWNERS

NAMES

YEARS OF OWNERSHIP

LOT 9:

DON ALONZO	PRIOR TO: NOV. 1853
JOHN MILES	NOV. 1853 - DEC. 1868
SARAH L. MILES	DEC. 1868 - FEB. 1891
JAMES H. LUITWIELER CLARA W. LUITWIELER	FEB. 1891 - DEC. 1895
CLARA W. LUITWIELER	DEC. 1895 - FEB. 1912
WILLIAM F. JOHNSON FANNIE T. JOHNSON	FEB. 1912 - FEB. 1941
CITY OF ROCHESTER	FEB. 1941 - NOV. 1943
MARY A. ALLISON	NOV. 1943 - NOV. 1950
SAM J. ANDOLINO	NOV. 1950 - NOV. 1950
SAM J. ANDOLINO AGNES A. ANDOLINO	NOV. 1950 - JULY 1953
CLARE SALES CORPORATION	JULY 1953 - DEC. 1967

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ASYLUM SUBDIVISION
MARCH 2, 1995
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LOT 7:

THE ROCHESTER ORPHAN ASYLUM

PRIOR TO: SEPT. 1850

JAMES DICK

SEPT. 1850 - AUG. 1884

ELIZABETH DICK

AUG. 1884 - MAY 1922

ISABELLA DICK

MARGARET DICK

MARGARET HOWARD

MAY 1922 - JAN. 1923

JAMES R. AGDEN

JAN. 1923 - OCT. 1923

SLADE BRIDLE CO., INC.

OCT. 1923 - JAN. 1928

NICHOLAS PARIS

JAN. 1928 - AUG. 1934

BUFFALO SERIES D. CORP.

AUG. 1934 - MAR. 1942

MARY A. ALLISON

MAR. 1942 - DEC. 1952

CLARE SALES CORPORATION

DEC. 1952 - DEC. 1967

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MARCH 2, 1995
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LOT 8:

AGNES MCGOWAN	PRIOR TO: APRIL 1903
MARGARET DICK	APR. 1903 - APR. 1903
AGNES MCGOWAN EMMA J. MCGOWAN	APR. 1903 - APR. 1917
LORA RETHERFORD	APR. 1917 - NOV. 1922
JAMES B. WOODRUFF NANA Y. WOODRUFF	NOV. 1922 - MAR. 1933
JAMES B. WOODRUFF	MAR. 1933 - AUG. 1936
CHARLES E. JEFFERSON	AUG. 1936 - NOV. 1938
C. FREDERICK JEFFERSON	NOV. 1938 - AUG. 1945
MARY A. ALLISON	AUG. 1945 - DEC. 1952
CLARE SALES CORPORATION	DEC. 1952 - DEC. 1967
100 CHARLOTTE STREET CORPORATION	DEC. 1967 - DEC. 1982
CHARLOTTE ASSOCIATES	DEC. 1982 - PRESENT

EASEMENT:

MARCH 4, 1963: LIBER 3475 OF DEEDS, PAGE 1.

100 CHARLOTTE STREET CORPORATION GRANTS ROCHESTER TELEPHONE CORP. AND ROCHESTER GAS & ELECTRIC CORP. THE RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, OPERATE, REPAIR, MAINTAIN AND AT PLEASURE REMOVE THEIR TELEPHONE AND ELECTRIC LINES RESPECTIVELY INCLUDING, POLES, CONDUITS, WIRES, GUYS, ANCHORS AND OTHER APPURTENANCES IN, UNDER, UPON AND ACROSS THE PROPERTY SITUATE ON THE NORTH SIDE OF CHARLOTTE STREET.

UNDERGROUND FACILITIES TO BE PLACED ALONG THE EAST BOUNDARY LINE OF PROPERTY, WITH UNDERSTANDING THERE WILL BE NO UNDERGROUND FACILITIES UNDER EXISTING BUILDING.

48-100 CHARLOTTE STREET
ASYLUM SUBDIVISION
MARCH 2, 1995
PAGE 4

THIS GRANT IS GIVEN AND ACCEPTED UPON THE EXPRESS CONDITION AND UNDERSTANDING THAT AFTER PLACING THE LINES THE GROUND AND SURROUNDINGS SHALL BE LEFT IN AS GOOD CONDITION AS FOUND AND ALL DAMAGES TO THE PREMISES CAUSED THEREBY SHALL BE MADE GOOD.

ABSTRACT LAST DATED APRIL 12, 1993

95053-01.02